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CITY OF LA PALMA

GENERAL PLAN ELEMENTS

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I. INTRODUCTION

The City of La Palma was incorporated in 1955 as the City of Dairy-land. The name change from Dairyland to La Palma took place in 1965 when it became very obvious that the city would eventually become completely urbanized. The area was initially extensively agricultural with a large number of dairy farms. As gradual urbanization took place the dairies were displaced by residential development. The city is now almost completely urbanized having lost its agrarian appearance and function entirely.

The topography of the City is very flat with the only noticeable change in grade is where freeway and arterial highway interchanges occur. The City is developed primarily in single family detached dwellings. Industrial development is gradually starting to take place.

The City does not have the opportunity to extend its boundaries except for a small unincorporated area. The City is almost completely surrounded by other incorporated jurisdictions.

1984

CITY OF LA PALMA PARKS

<u>ASSESSOR'S PARCEL NUMBER</u>	<u>LOCATION</u>	<u>ACREAGE</u>
263-155-01	West of Moody Street in Edison Right-of-Way	1.5 approx.
263-163-32	Laurelwood to Moody in Edison Right-of-Way	4.620
263-164-08	Laurelwood to Walker in Edison Right-of-Way	5.545
263-204-22	Walker to Furman in Edison Right-of-Way	5.02
263-235-18	Furman to Valley View in Edison Right-of-Way	<u>5.06</u>
	Subtotal	21.745
	CENTRAL PARK	5.016)
	CENTRAL PARK BALLFIELD) 7.468 <u>2.452)</u>
	TOTAL	29.2130

II. LAND USE ELEMENT

The City of La Palma encompasses a total area of 1120 acres or 1.75 square miles and the present zoning, in accordance with the adopted General Plan, is as follows:

Low Density Residential	587.4 Acres
Medium Density Residential	22.6
High Density Residential	36.0
Commercial	55.0
Civic	3.6
Industrial	166.0
Schools	112.0
Churches	18.0
Special	10.0
Parks and Greenways	46.0
Roads and Flood Control	62.4

A. Land Use

The land use trends have been to develop residential property, thus establishing market areas for new commercial developments. This is reflected by the large percentage of available low, medium and high density residential properties developed. Approximately 88% of the available residential property has been developed.

Industrial development began in 1969; however the peak rate of industrial development was not reached until 1972. Approximately 50% of the industrially zoned property is developed.

Commercial development has been occurring at a steady pace; however, the two major commercial sites within the city remain to be developed. Approximately 52% of the commercially zoned land has been developed.

B. Residential Densities

The City of La Palma has a current population of approximately 12,500. These people are distributed as follows:

2,776	Low Density Residential homes with 3.9 people per home	10,826
250	Condominium units with 2.5 people per unit	639
540	Apartment units with 2.0 people per unit	1,035

Since all available medium and high density property in the City has been, or is under development, the only area for speculation is in the area of low density residential development. Approximately 78 acres of low density residential property remains to be developed. This area, when developed, should increase the population by 1794 people, based on 5.9 units per acre and 3.9 people per unit.

When all the units under construction are completed and the remaining area of the City is completed the following distribution might be expected.

13,500 people living in 3,460 single family dwelling
640 people living in 250 condominium units
<u>1,860</u> people living in 940 apartment units
16,000 TOTAL PROJECTED POPULATION

III. CIRCULATION ELEMENT

A. Freeways

The Route 91 Freeway passes through the northern part of the City and provides access to adjacent cities. This freeway joins the Long Beach Freeway to the west and the Riverside Freeway to the east. The present average daily traffic on the Artesia Freeway, within the City, is approximately 85,000. Since this freeway has been open for only two years, it is very probable the traffic volumes will increase during the coming years.

B. Major Arterials

The City has two highways which are designated as major arterials. They are Orangethorpe Avenue and Valley View Street. The designation major arterial is a designation which is applied to highways which have six lanes of divided traffic with a capacity to move 50,000 ADT.

Valley View Street at the present time has an ADT of approximately 25,000 and is the most frequently used street in La Palma. The highest ADT recorded on Orangethorpe Avenue is 15,000 between Walker Street and the Artesia Freeway.

C. Primary Arterials

The primary arterials within the City of La Palma are Moody Street and La Palma Avenue. Primary arterials are so designated

based on their ability to provide four lanes of divided traffic with a capacity to move 30,000 ADT. Moody Street has an ADT of 13,000 and the ADT on La Palma Avenue is 12,000.

D. Secondary Arterials

The City has five secondary arterials. They are Denni Street, 183rd Street, Walker Street, Houston Street and Crescent Avenue. The designation secondary arterial is assigned to streets which can provide four lanes of undivided traffic with a capacity to move 20,000 ADT. Walker Street and Crescent Avenue are the most heavily used secondary arterials with ADT's of 10,000 and 8,000 respectively. Houston Avenue has an ADT of 2,000. Denni Street has a very low traffic count at the present time since the County Island and the railroad tracks prevent the passage of through traffic. 183rd Street is presently undeveloped as a through street within the City of La Palma boundaries.

E. Railroad

The City of La Palma is served by two railroads. The oldest is the Pacific Electric System which is seldom used and is of very little significance to the City as it passes through the southwesterly corner of the City. It could be used for a rapid transit system in the future.

The second railroad is the Southern Pacific Drill Track which serves the northern industrial area of the City. This drill track is used on a need basis and it's use will continue to grow

with industrial development. This railway system is of great importance to the future growth of the City.

F. Public Transit

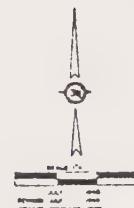
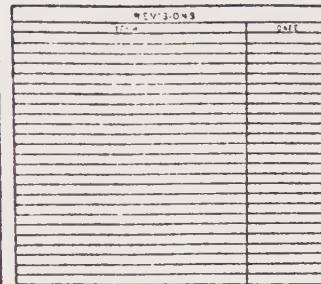
At the present time the City of La Palma does not have a public transit system. The nearest public transit system is the bus route which passes along Lincoln Avenue a mile south of the City.

A study is currently being made to determine the feasibility of an Orange County Transit District bus route through the City.

Such a route unquestionably will be established in the near future.

CITY OF LA PALMA ORANGE COUNTY, CALIFORNIA

CIRCULATION ELEMENT



T.S.S.R.H.W.

T.4 S. R.16 W.

ANGELES
CHANNEL

ORANGE
COUNTY
LA PALMA



CIRCULATION ELEMENT

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IV. CONSERVATION ELEMENT

A. The City of La Palma has changed most dramatically during the last decade. The change has been from rural agricultural to relative dense urban development. This change in the City was forced by the increasing numbers of people moving into the Southern California area. The population of the area has increased from 600 in 1965 to over 12,000 in 1972, or a twenty-fold increase.

The new residents began moving into new homes which were being constructed at a rate of approximately 250 per year. This rapid rate of residential development will soon decrease, since the planned residential area is presently 88% developed. Development in general, however, will continue for several years since only 75% of the total city is developed.

B. 1. Water Resources

The City of La Palma does not have the natural resources which might be associated with a larger area. The only natural resource the City has is underground water and this resource is not "natural" in that it is supplemented by the Orange County Water District, since they purchase water from the Metropolitan Water District that has been imported to this area from the Colorado River and then let this water seep into the soil to increase the availability of the underground water.

The City provides domestic water service to the residents of La Palma. This water is pumped from underground sources through the City's three wells. The quality of this underground resource is of the utmost importance to the City and every possible means of protecting it have been taken.

All water wells which are abandoned are capped, under the direction of a City Inspector, to prevent contaminants from entering the ground water and to preclude the possibility of a child or small animal being trapped in an existing casing. The wells which have been capped are shown on the attached map.

2. Soil Conservation

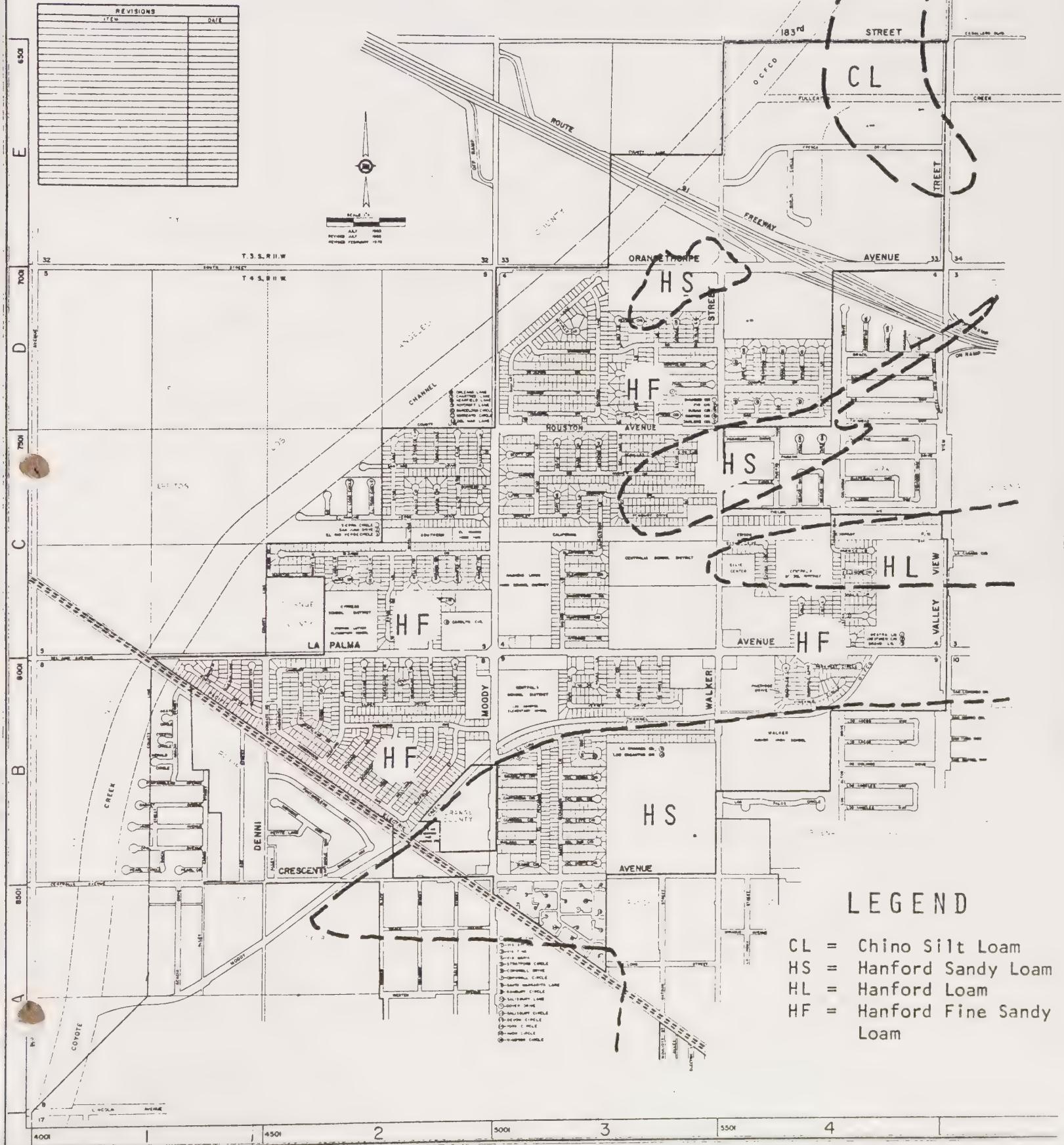
The soil types found in La Palma are numerous and do not extend over very large areas. This condition makes it difficult to describe soil conditions in general terms. However, the soil generally is alkaline and very aggressive towards steel or galvanized underground structures. The soil normally requires a great deal of pre-planting effort to attain satisfactory landscape results. The variability in the soil is most graphically shown on the attached map.

3. Land Reclamation/Flood Control

Land reclamation within La Palma has been of a general nature since the reclamation projects undertaken by various governmental

CITY OF LA PALMA ORANGE COUNTY, CALIFORNIA

SOIL CLASSIFICATION MAP



agencies have been to make the entire city a safer place to live, without the threat of flooding. The most significant project undertaken to date has been the construction of the Coyote Creek Channel which was built in 1965 by the Los Angeles County Flood Control District and the Corps of Engineers. The construction of this channel made it possible to construct a local storm drain system. These local storm drains made it possible to construct homes in areas that would be subject to flooding. An abandoned burning dump northwest of the Coyote Creek Channel at the Route 91 Freeway has been reclaimed and converted into a public park.

4. Pollution of Streams

All contaminated liquid waste material which originates in La Palma is carried through water-tight conduits to trunk lines maintained by the Orange County Sanitation District #3. These liquids are treated at a treatment plant in the City of Fountain Valley and the residue is disposed of into the Pacific Ocean through the Brookhurst Street outfall.

Solid waste material is hauled from the City by Park Disposal Service and this material is utilized in sanitary land fills (reclamation project) in the Brea Canyon.

5. Natural Resources

The City is void of any natural resources. It is flat land situated approximately 8 miles inland from the ocean. It does not have erosion problems related to beaches and shores.

The City is void of any water sheds or rock and sand deposits.

C. Conservation in the City of La Palma is primarily related to the cultivation of new plant life and the efficient use of natural resources. The development of parks, street landscaping and the landscaping installed with residential development introduces new plant life to the City which was initially void of any substantial plants and trees.

Tree planting aids, e.g. simple horticultural guidelines, should be provided within the City in order that helpful suggestions can be made relative to shade and roof systems. Appropriate plants should be planted in order that building foundations, sidewalks and streets will not be endangered in the future necessitating the destruction of mature trees.

Every attempt should be made to encourage the efficient use of gas, water and electricity. There are identifiable groups of users such as public agencies, commercial, industrial and households that can be reached to encourage the efficient use of resources.

Programs should be provided by the City that would encourage the

planned use of automobiles in order to recognize the need to reduce air pollution and the depletion of fossil fuels. Every effort should be made in cooperation with the Orange County Air Pollution Control District to strive for clean air and the conservative use of air polluting equipment.

EXHIBIT A

SOIL TYPE DESCRIPTION

Chino Silt Loam The Chino silt loam is somewhat browner than the typical Chino material and approaches in places the character of the Hanford silt loam. It consists of a brownish-gray, micaceous silt loam which either extends to a depth of 72 inches or is underloam below 12 inches by strata of slightly lighter color and variable texture. The soil generally contains moderate quantities of organic matter and is retentive of moisture.

A somewhat mottled subsoil, due to poor drainage, often underlies the type. Concentrations of calcareous material occur in the subsoil, and the surface soil may be calcareous in some places.

Hanford Sandy Loam The Hanford sandy loam typically consists of a light-brown, brown or light grayish brown, medium to rather fine textured, micaceous sandy loam which may vary little in texture to a depth of 6 feet or more, though at 12 to 24 inches the subsoil often is slightly lighter colored than the surface soil. Both soil and subsoil usually are friable and porous, but the subsoil often shows considerable stratification, and like that of other light-textured recent alluvial soils may be made up of strata of variable texture. The soil contains only a moderate percentage of organic matter and is only fairly retentive of moisture, crops often suffering from drought where irrigation is delayed or is not practiced. Plant roots easily penetrate both the soil and subsoil.

Hanford Loam The Hanford loam typically is a brown, friable, micaceous loam, which may extend to a depth of 6 feet or more or may be underlain below about 12 inches by strata ranging in texture from said to silt loam. The subsoil usually is lighter in color than the surface soil. The soil is more compact, contains more organic matter, and is more retentive of moisture than the lighter types of the series. As mapped in this survey it is somewhat variable. In many places it occupies slight depressions, which receive drainage from adjacent soil types. The color averages darker than that of the lighter textured Hanford soils. Much of the type approaches the dark-gray or gray color of the Chino series, and the soil and subsoil are more frequently calcareous than is typical of Hanford material.

Hanford Fine Sandy Loam The Hanford fine sandy loam typically consists of a brown to light grayish brown, micaceous, friable fine sandy loam, which may extend to 72 inches or more in depth, but is often underlain below about 12 inches by a subsoil of variable texture, ranging from a sand to a light loam. Frequently the only distinction between the soil and subsoil is in the color of the latter, which typically is a lighter brown, but the subsoil is often a little more compact than the surface soil. The type shows the stratification typical of recent alluvial deposits. It generally possesses a fair to moderate percentage of organized matter and is absorptive and retentive of moisture.

V. SAFETY ELEMENT

The safety element for the City of La Palma identifies the provisions made to protect the community from fires and geologic hazards including features necessary for protection such as evacuation routes, local shelters, water supply, communication systems, fire prevention, sewer and storm drainage systems, and traffic control systems.

A. The Uniform Building Code and La Palma Zoning Ordinance

1. The Uniform Building Code utilized by the City of La Palma provides guidelines and regulations for the safe construction of all types of buildings. The Uniform Building Code regulates such matters as types of construction; locations in fire zones; occupancy requirements relating to fire protection; construction requirements; fire-resistive standards; special regulations and use of public streets and projections over public property; and requirements covering special materials and construction.

(Refer to Chapters 6 through 53 of the Uniform Building Code for specific details.)

2. The La Palma Zoning Ordinance provides for building setbacks, front yards, rear yards and side yards, in order to provide for the safety of inhabitants and to block the spread of fire from structure to structure.

3. All structures of any size, whether residential, commercial or industrial, are carefully planned and checked

by the Building and Safety Department (and where necessary, by Industrial Engineers) to make certain that all structures are built to withstand earthquake shock and fire. "Shear factors" are mandatorily taken into consideration in the design of all sizeable structures.

B. The City of La Palma Disaster Organization is prepared to handle most types of emergencies which could occur within the City, such as flood, large fires, earthquake, etc. In 1972 the La Palma City Council authorized the entering into an Agreement with the County of Orange for said County to provide disaster services through their Disaster Organization and all County Departments upon request by the City of La Palma in those instances where the City of La Palma's own resources could not totally care for the emergency needs of its citizens. The disaster services organization of the County of Orange are well trained, prepared and equipped to handle any form of emergency, whether it be man made or an Act of God.

C. Local Shelters

Since there are no structures within the City Limits of La Palma which are rated by the Federal Civil Defense Organization as public shelters (having either bomb blast or fallout protection capabilities), therefore, it would be necessary for the citizens of La Palma in the event of a war caused nuclear disaster to take refuge in nearby large structures which do have fallout

protection factors, or to evacuate further south in Orange County or to adjoining counties. The largest structures with some degree of fallout protection in the immediate area are the J.C. Penney Buildings at the intersection of Orangethorpe Avenue and Valley View, City of Buena Park, and the Los Alamitos Race Course Grandstand in the City of Cypress on Katella Avenue. Victims of natural disasters such as floods, fires, earthquakes, etc. could be housed in the large buildings of the John F. Kennedy High School or the Walker Jr. High School.

D. Evacuation

The primary route for distant evacuation of the citizens of the City would be easterly on the Artesia-Riverside Freeway into San Bernardino and Riverside Counties. If such an evacuation were ever required it would be under the general direction of the City of La Palma Civil Defense Organization and the Orange County Disaster Organization. County owned vehicles, or School District owned buses, could be utilized to assist in such an evacuation.

E. Responsibilities of City Departments in Event of Emergency

1. City Council

The La Palma City Council would function as the Disaster Council for the City of La Palma in the event of any emergency sufficiently serious to necessitate the Declaration of an Emergency.

2. City Manager's Office

The City Manager, as the appointed Director and Coordinator of Disaster Services within the City of



La Palma, would serve in the position of Chief Administrator of City Departments providing disaster relief services.

3. Fire Service

Since the City of La Palma is part of the Orange County Structural Fire Protection District, fire suppression and primary rescue operations would be conducted under the direction of the Orange County Fire Chief and Fire Department in cooperation with, and the coordination of, the City Manager.

The following equipment and manpower would be immediately available within the City of La Palma and adjacent City of Cypress and Los Alamitos: La Palma Engine Company 13 and Reserve Engine Company operating from the La Palma Fire Station; full time professional crews of 8 or 9 men would be augmented by a 12 man paid-call group.

In addition to the above equipment and manpower, first and second alarm response companies immediately available to respond to the City of La Palma from the Cities of Cypress and Los Alamitos are the following Orange County Fire Department units: four engine companies, two rescue and salvage companies, one truck company (snorkel unit) and one Battalion Chief.

Unlimited additional County units would be available from other areas of Orange County under the direction of the Orange County Fire Department or from adjacent cities and the County of Los Angeles under Mutual



Aid Agreements.

4. Police Service

The La Palma Police Department would be primarily responsible for the keeping of law and order in the event of any emergency. The Department presently consists of 23 full time personnel, reserve officers and eight police vehicles under the direction of the Chief of Police. The Department would assist as required in any evacuation, rescue, quelling of disturbances, prevention of looting, etc.

5. Public Works Department

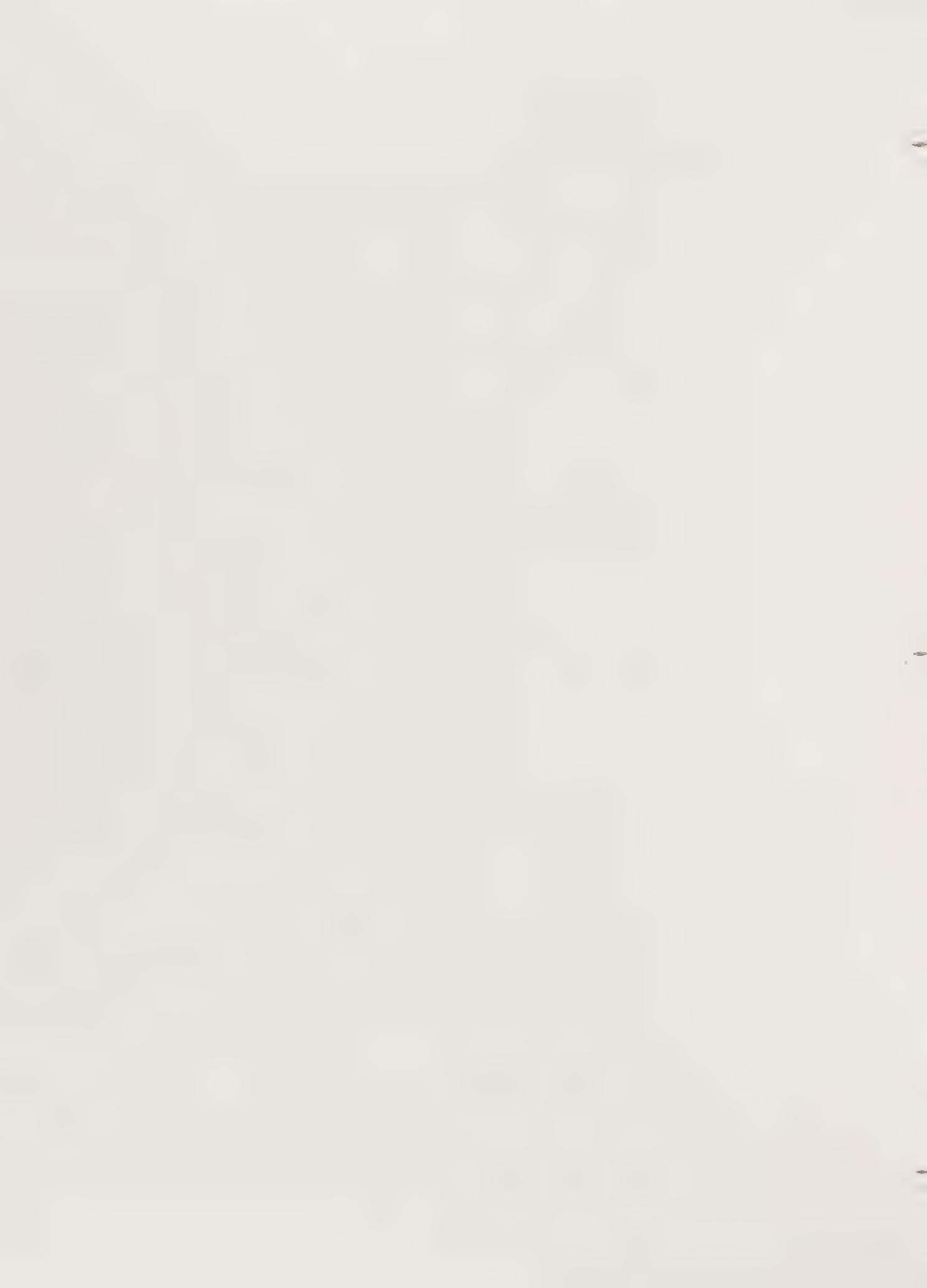
The City of La Palma Engineering and Public Works Department would have the responsibility of assisting the Fire Department in heavy duty rescue and salvage operations and would be primarily responsible for the supply of water and the provision of sanitation facilities for the City in the event of emergency. The Department would also be in charge of street maintenance, Flood Control and mitigating the effects of flooding.

6. Building and Safety Department

The Building and Safety Department would make necessary inspections of damaged structures following any emergency.

7. Parks and Recreation Department

Personnel of this Department would assist in rescue, evacuation and dissemination of information.



8. Southern California Edison Company

The supply of electric power to the City is the responsibility of this Company and the repair of damaged facilities in the event of emergencies.

9. Southern California Gas Company

The responsibility of this Company is the supplying of natural gas throughout the City. In the event of an emergency, it would include the repair and restoration of damaged gas line facilities.

10. The Pacific Telephone and General Telephone Companies

These would provide telephone service and would have the responsibility of restoring any damaged communication lines.

11. Public Communications

Local radio, television and newspapers would be utilized to provide information to the General Public and instructions.

F. Water Supply System

The City of La Palma Water System is a master-planned facility which contains approximately 31 miles of main distribution lines which carry the water required for more than 15,000 inhabitants. Water is pumped from the City's three wells into a 2½ - million gallon reservoir, thus providing a constant supply of water for domestic and emergency uses. The City water well output is supplemented during the summer months through a water connection with the Metropolitan Water District's Second Lower Feeder in Ball Road.



An emergency 16" interconnect with the City of Cerritos also supplements the La Palma Water System during periods of extreme emergency. During a crisis the City Water System is capable of providing over 5000 gallons of water per minute with a residual pressure of 20 pounds per square inch.

G. Fire Prevention Programs

1. Automatic Fire Sprinkling Systems

Most of the major commercial and industrial buildings presently being built within the City have the latest in automatic fire suppression sprinkler systems and some industrial buildings also have automatic fire alarm systems "tied into" the Orange County Fire Department Dispatch Headquarters.

2. County Fire Department Fire Prevention Program

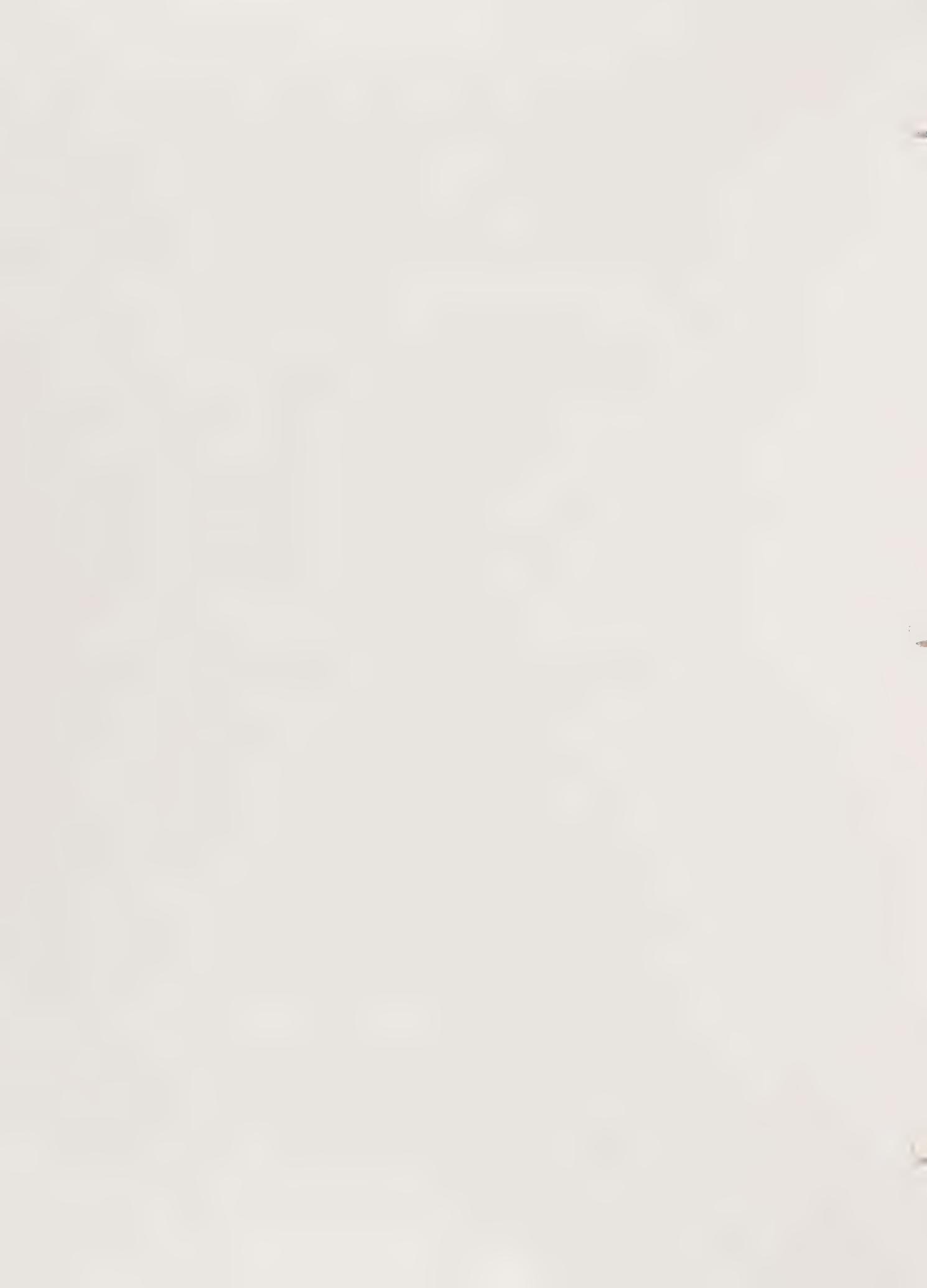
The Orange County Fire Prevention Bureau conducts a careful plan check of all new structures of any size coming into the City prior to the issuance of a Building Permit. The Bureau also conducts regular, careful fire prevention inspections of structures.

3. Weed Abatement

The City carries out a once, or twice, annual Citywide Weed Abatement program in order to lessen this source of fire.

4. The La Palma Engine Company, and other Fire Units,

conduct regular, on-the-site inspections and fire fighting pre-planning of structures throughout the City.



H. Available Emergency Communication Systems

1. Public Radio and TV

Local Orange County Radio Stations KWIZ and KEZY and Los Angeles based television stations are available for the carrying of emergency messages and instructions to the public in the event of emergency.

2. Publicly Operated Communication Systems

The La Palma Police Department has its own radio and teletype system connected with the Orange County Communications Countywide System. The La Palma Public Works Department also has its own internal radio system utilizing radio controlled cars and trucks. The Fire Department is totally radio controlled and also utilizes its own internal telephone and direct station-to-station voice alarm system.

3. Ham Radio Operators

Ham radio operators to supplement the regular communication channels.

I. City Sewer System

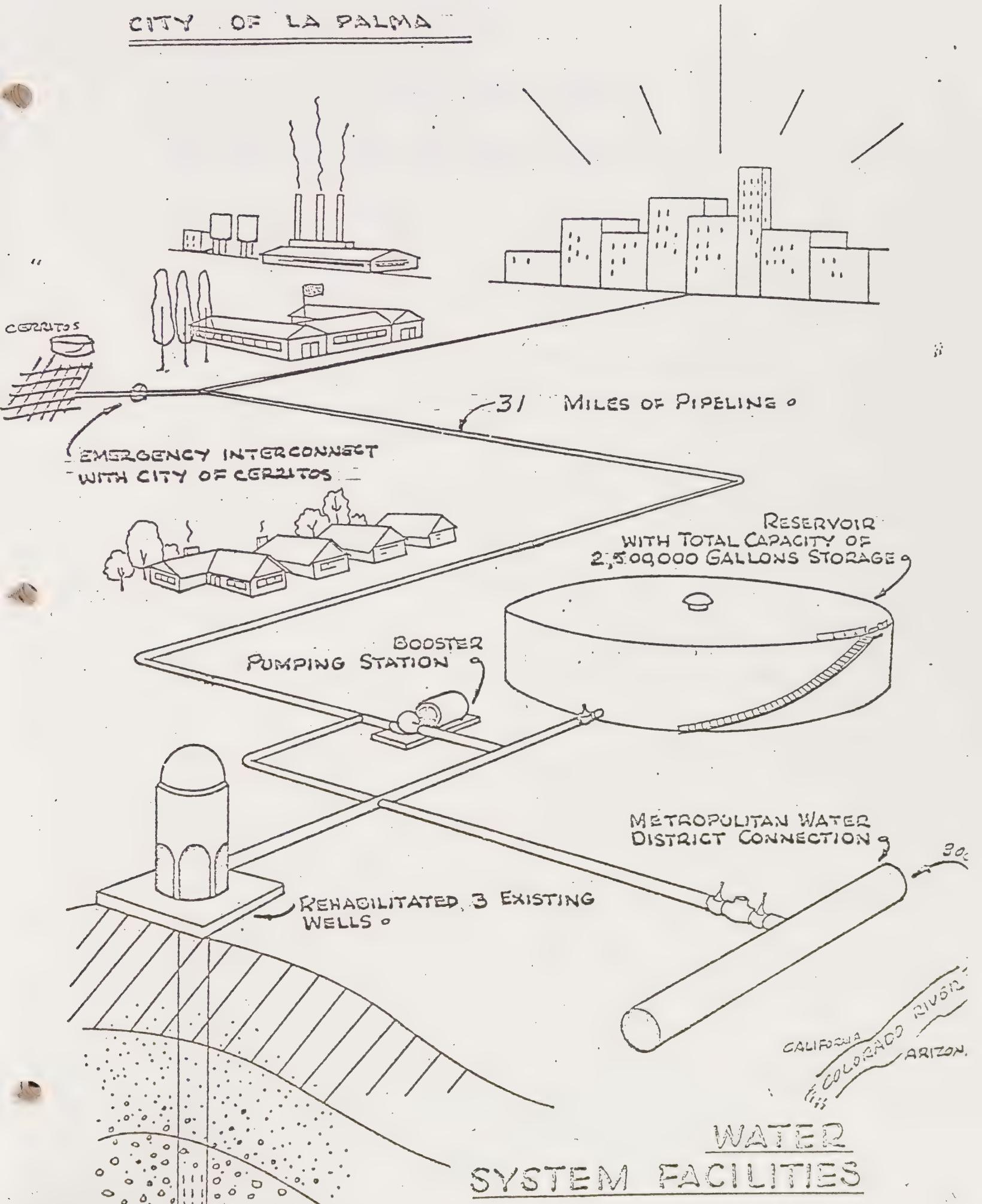
1. The La Palma City Public Works Department would be responsible for placing portable sanitation facilities throughout the City in the event of a disruption of the City's sewer system. They are also responsible for making emergency repairs on the underground sewer lines if required.

J. Storm Drain System

The La Palma Public Works Department maintains an elaborate system of underground storm drains throughout the City. In the event of flooding, the Public Works Department has

available emergency pumps and has on call heavy duty pumps from the County Flood Control District and private contractors. The Fire Department is also available for emergency pumping operations.

CITY OF LA PALMA



VI SEISMIC SAFETY ELEMENT

A. This section of the La Palma General Plan is an attempt to describe the seismic conditions within the City of La Palma.

The topography within the City is flat without any hills or valleys. The soil type is generally sandy loam throughout the City as described in further detail in Section IV, Conservation Element of this Plan. The ground water level is fairly high at generally 8 to 30 feet below the surface.

The Norwalk Fault is situated approximately 3.5 miles away from the La Palma Civic Center. The Norwalk Fault can be considered as a potentially active fault. Earthquakes of very low magnitude have been recorded with their epicenters near the Norwalk Fault.

B. Earthquakes have many variables and are extremely difficult to predict. Some of the basic considerations of earthquakes are the magnitude of the earth movement, the duration in time of this movement, the horizontal force of the shock wave as it radiates from the point of movement and geologic conditions.

The following discussion is for information only in order to make the people in La Palma aware of earthquakes and possible effects within the City.

There are no faults within the City and therefore one should not expect surface ruptures to happen within the City limits. Should there be movement in the Norwalk fault there will be ground shaking. Movements of other faults within the Southern California region will also cause ground shaking. The magnitude and duration of the fault movement will determine the severity of earth shaking. It is possible, but not very probable, that a severe earthquake will affect the buildings within the City with such force that the buildings will be moved about quite severely. However, it is anticipated that none of the buildings will be destroyed. It is also possible, but not very probable, that severe ground shaking of such intensity will cause liquefaction of the earth materials on contact with the water table. The liquefaction of earth materials could cause subsidence of the surface area. Subsidence will cause building foundation damage, causing subsequent damage to the building.

VI SEISMIC SAFETY ELEMENT (Cont.)

- C. The City is not affected by any dams that could break and flood the area. Section V, The Safety Element of this general plan, indicates procedures for public safety should the City be damaged by an earthquake or other damage caused by an earthquake.
- D. Since La Palma's buildings are primarily 9 years old, or less, they have been constructed under the latest Uniform Building Code, which assures substantial earthquake resistance to all but the most intense of shock waves.

Division 6

NOISE CONTROL

Article 1. General Provisions, §§ 4-6-1—4-6-16

ARTICLE 1. GENERAL PROVISIONS*

Sec. 4-6-1. Declaration of policy.

In order to control unnecessary, excessive and annoying sounds emanating from unincorporated areas of the County, it is hereby declared to be the policy of the County to prohibit such sounds generated from all sources as specified in this article.

It is determined that certain sound levels are detrimental to the public health, welfare and safety, and contrary to public interest. (Ord. No. 2700, § 1, 9-19-73)

Sec. 4-6-2. Definitions.

The following words, phrases and terms as used in this article shall have the meaning as indicated below:

Ambient noise level shall mean the all-encompassing noise level associated with a given environment, being a composite of sounds from all sources, excluding the alleged offensive noise, at the location and approximate time at which a comparison with the alleged offensive noise is to be made.

Cumulative period shall mean an additive period of time composed of individual time segments which may be continuous or interrupted.

Decibel (dB) shall mean a unit which denotes the ratio between two (2) quantities which are proportional to power: the number of decibels corresponding to the ratio of two (2) amounts of power is ten (10) times the logarithm to the base ten (10) of this ratio.

Dwelling unit shall mean a single unit providing complete, independent living facilities for one or more persons including permanent provisions for living, sleeping, eating, cooking and sanitation.

Emergency machinery, vehicle or work shall mean any machinery, vehicle or work used, em-

ployed or performed in an effort to protect, provide or restore safe conditions in the community or for the citizenry, or work by private or public utilities when restoring utility service.

Fixed noise source shall mean a stationary device which creates sounds while fixed or motionless, including but not limited to industrial and commercial machinery and equipment, pumps, fans, compressors, generators, air conditioners and refrigeration equipment.

Grading shall mean any excavating or filling of earth material, or any combination thereof, conducted at a site to prepare said site for construction or other improvements thereon.

Impact noise shall mean the noise produced by the collision of one mass in motion with a second mass which may be either in motion or at rest.

Mobile noise source shall mean any noise source other than a fixed noise source.

Noise level shall mean the "A" weighted sound pressure level in decibels obtained by using a sound level meter at slow response with a reference pressure of twenty (20) microneutons per square meter. The unit of measurement shall be designated as dB(A).

Person shall mean a person, firm, association, copartnership, joint venture, corporation or any entity, public or private in nature.

Residential property shall mean a parcel of real property which is developed and used either in part or in whole for residential purposes, other than transient uses such as hotels and motels.

Simple tone noise shall mean a noise characterized by a predominant frequency or frequencies so that other frequencies cannot be readily distinguished.

Sound level meter shall mean an instrument meeting American National Standard Institute's Standard S1.4-1971 for Type 1 or Type 2 sound level meters or an instrument and the

*Editor's note—Ord. No. 2700, § 1, adopted Sept. 19, 1973, amended this Code by adding Div. 6, Art. 1, §§ 4-6-1—4-6-16 to read as herein set out.

associated recording and analyzing equipment which will provide equivalent data.

Sound pressure level of a sound, in decibels, shall mean twenty (20) times the logarithm to the base ten (10) of the ratio of the pressure of the sound to a reference pressure, which reference pressure shall be explicitly stated. (Ord. No. 2700, § 1, 9-19-73; Ord. No. 2870, § 1, 10-1-75)

Sec. 4-6-3. Noise level measurement criteria.

Any noise level measurements made pursuant to the provisions of this article shall be performed using a sound level meter as defined in section 4-6-2. (Ord. No. 2700, § 1, 9-19-73)

Sec. 4-6-4. Designated noise zone.

The entire territory of Orange County, including incorporated and unincorporated territory, is hereby designated as "Noise Zone 1." (Ord. No. 2700, § 1, 9-19-73; Ord. No. 2870, § 1, 10-1-75)

Sec. 4-6-5. Exterior noise standards.

(a) The following noise standards, unless otherwise specifically indicated, shall apply to all residential property within a designated noise zone:

NOISE STANDARDS

Noise Zone	Noise Level	Time Period
1	55 dB(A)	7:00 a.m.— 10:00 p.m.
	50 dB(A)	10:00 p.m.— 7:00 a.m.

In the event the alleged offensive noise consists entirely of impact noise, simple tone noise, speech, music, or any combination thereof, each of the above noise levels shall be reduced by five (5) dB(A).

(b) It shall be unlawful for any person at any location within the unincorporated area of the County to create any noise, or to allow the creation of any noise on property owned, leased, occupied, or otherwise controlled by such person, when the foregoing causes the noise level, when measured on any other residential property, either incorporated or unincorporated, to exceed:

(1) The noise standard for a cumulative period of more than thirty (30) minutes in any hour; or

- (2) The noise standard plus five (5) dB(A) for a cumulative period of more than fifteen (15) minutes in any hour; or
- (3) The noise standard plus ten (10) dB(A) for a cumulative period of more than five (5) minutes in any hour; or
- (4) The noise standard plus fifteen (15) dB(A) for a cumulative period of more than one (1) minute in any hour; or
- (5) The noise standard plus twenty (20) dB(A) for any period of time.

(c) In the event the ambient noise level exceeds any of the first four (4) noise limit categories above, the cumulative period applicable to said category shall be increased to reflect said ambient noise level. In the event the ambient noise level exceeds the fifth noise limit category, the maximum allowable noise level under said category shall be increased to reflect the maximum ambient noise level. (Ord. No. 2700, § 1, 9-19-73; Ord. No. 2715, § 1, 11-13-73; Ord. No. 2870, § 1, 10-1-75)

Sec. 4-6-6. Interior noise standards.

(a) The following interior noise standards, unless otherwise specifically indicated, shall apply to all residential property within a designated noise zone:

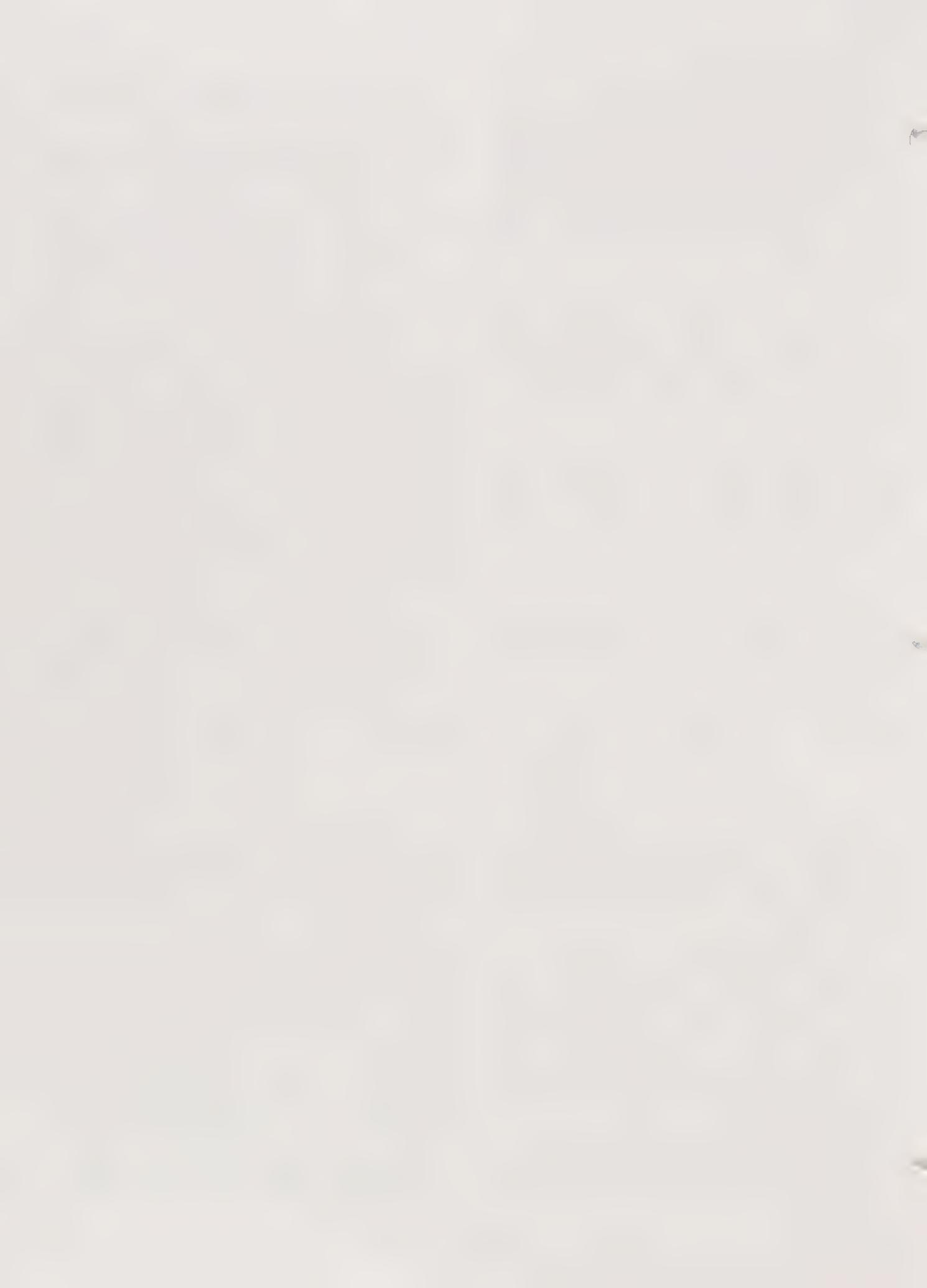
INTERIOR NOISE STANDARDS

Noise Zone	Noise Level	Time Period
1	55 dB(A)	7:00 a.m.— 10:00 p.m.
	45 dB(A)	10:00 p.m.— 7:00 a.m.

In the event the alleged offensive noise consists entirely of impact noise, simple tone noise, speech, music, or any combination thereof, each of the above noise levels shall be reduced by five (5) dB(A).

(b) It shall be unlawful for any person at any location within the unincorporated area of the County to create any noise, or to allow the creation of any noise on property owned, leased, occupied, or otherwise controlled by such person, when the foregoing causes the noise level, when measured within any other dwelling unit on any residential property, either incorporated or unincorporated, to exceed:

(1) The interior noise standard for a cumulative period of more than five (5) minutes in any hour; or



- (2) The interior noise standard plus five (5) dB(A) for a cumulative period of more than one (1) minute in any hour; or
- (3) The interior noise standard plus ten (10) dB(A) for any period of time.

(c) In the event the ambient noise level exceeds either of the first two (2) noise limit categories above, the cumulative period applicable to said category shall be increased to reflect said ambient noise level. In the event the ambient noise level exceeds the third noise limit category the maximum allowable noise level under said category shall be increased to reflect the maximum ambient noise level. (Ord. No. 2700, § 1, 9-19-73; Ord. No. 2715, § 1, 11-13-73; Ord. No. 2870, § 1, 10-1-75)

Sec. 4-6-7. Special provisions.

The following activities shall be exempted from the provisions of this article:

- (a) Activities conducted on the grounds of any public or private nursery, elementary, intermediate or secondary school or college.
- (b) Outdoor gatherings, public dances and shows, provided said events are conducted pursuant to a license issued by the County of Orange pursuant to title 5 of the Codified Ordinances of the County of Orange.
- (c) Activities conducted on any park or playground, provided such park or playground is owned and operated by a public entity.
- (d) Any mechanical device, apparatus or equipment used, related to or connected with emergency machinery, vehicle or work.
- (e) Noise sources associated with construction, repair, remodeling, or grading of any real property, provided said activities do not take place between the hours of 8:00 p.m. and 7:00 a.m. on weekdays, including Saturday, or at any time on Sunday or a Federal holiday.
- (f) All mechanical devices, apparatus or equipment which are utilized for the protection or salvage of agricultural crops during periods of potential or actual frost damage or other adverse weather conditions.

- (g) Mobile noise sources associated with agricultural operations, provided such operations do not take place between the hours of 8:00 p.m. and 7:00 a.m. on weekdays, including Saturday, or at any time on Sunday or a Federal holiday.
- (h) Mobile noise sources associated with agricultural pest control through pesticide application, provided that the application is made in accordance with restricted material permits issued by or regulations enforced by the Agricultural Commissioner.
- (i) Noise sources associated with the maintenance of real property, provided said activities take place between 7:00 a.m. and 8:00 p.m. on any day except Sunday or a Federal holiday, or between the hours of 9:00 a.m. and 8:00 p.m. on Sunday or a Federal holiday.
- (j) Any activity to the extent regulation thereof has been preempted by State or Federal law. (Ord. No. 2700, § 1, 9-19-73; Ord. No. 2715, § 1, 11-13-73; Ord. No. 2870, § 1, 10-1-75)

Sec. 4-6-8. Schools, hospitals and churches; special provisions.

It shall be unlawful for any person to create any noise which causes the noise level at any school, hospital or church while the same is in use to exceed the noise limits as specified in section 4-6-5 prescribed for the assigned noise zone in which the school, hospital or church is located, or which noise level unreasonably interferes with the use of such institutions or which unreasonably disturbs or annoys patients in the hospital, provided conspicuous signs are displayed in three (3) separate locations within one-tenth of a mile of the institution indicating the presence of a school, church or hospital. (Ord. No. 2700, § 1, 9-19-73)

Sec. 4-6-9. Air conditioning and refrigeration; special provisions.

During the five-year period following the effective date of this article, the noise standards enumerated in sections 4-6-5 and 4-6-6 shall be increased eight (8) dB(A) where the alleged offensive noise source is an air conditi-

tioning or refrigeration system or associated equipment which was installed prior to the effective date of this article. (Ord. No. 2700, § 9-19-73; Ord. No. 2715, § 1, 11-13-73)

Sec. 4-6-10. Noise level measurement.

The location selected for measuring exterior noise levels shall be at any point on the affected property. Interior noise measurements shall be made within the affected dwelling unit. The measurement shall be made at a point at least four (4) feet from the wall, ceiling, or floor nearest the alleged offensive noise source and may be made with the windows of the affected unit open. (Ord. No. 2700, § 1, 9-19-73; Ord. No. 2870, § 1, 10-1-75)

Sec. 4-6-11. Manner of enforcement.

The Orange County Sheriff, the County Health Officer and their duly authorized representatives are directed to enforce the provisions of this article. The Orange County Sheriff, the County Health Officer and their duly authorized representatives are authorized, pursuant to Penal Code section 836.5, to arrest any person without a warrant when they have reasonable cause to believe that such person has committed a misdemeanor in their presence.

No person shall interfere with, oppose or resist any authorized person charged with the enforcement of this article while such person is engaged in the performance of his duty. (Ord. No. 2700, § 1, 9-19-73; Ord. No. 2715, § 1, 11-13-73)

Sec. 4-6-12. Variance procedure.

The owner or operator of a noise source which violates any of the provisions of this article may file an application with the Health Officer for a variance from the provisions thereof wherein said owner or operator shall set forth all actions taken to comply with said provisions, the reasons why immediate compliance cannot be achieved, a proposed method of achieving compliance, and a proposed time schedule for its accomplishment. Said application shall be accompanied by a fee in the amount of seventy-five dollars (\$75.00). A separate application shall be filed for each noise source; provided, however, that several mobile sources under common ownership, or several fixed sources on

a single property may be combined into one (1) application. Upon receipt of said application and fee, the Health Officer shall refer it with his recommendation thereon within thirty (30) days to the Noise Variance Board for action thereon in accordance with the provisions of this article.

An applicant for a variance shall remain subject to prosecution under the terms of this article until a variance is granted. (Ord. No. 2700, § 1, 9-19-73; Ord. No. 2715, § 1, 11-13-73)

Sec. 4-6-13. Noise Variance Board.

There is hereby created a Noise Variance Board consisting of five (5) members. Two (2) of the members shall be professional engineers, one (1) of whom shall have demonstrated knowledge and experience in the field of acoustics, and one (1) of whom shall be a registered mechanical engineer. One (1) member shall be a physician licensed in this State, qualified in the field of physiological effects of noise. One (1) member shall be a representative of business and industry. One (1) member shall be a representative of the general public.

The Noise Variance Board shall evaluate all applications for variance from the requirements of this article and may grant said variances with respect to time for compliance, subject to such terms, conditions and requirements as it may deem reasonable to achieve maximum compliance with the provisions of this article. Said terms, conditions, and requirements may include but shall not be limited to limitations on noise levels and operating hours. Each such variance shall set forth in detail the approved method of achieving maximum compliance and a time schedule for its accomplishment. In its determinations said Board shall consider the magnitude of nuisance caused by the offensive noise; the uses of property within the area of impingement by the noise; the time factors related to study, design, financing and construction of remedial work; the economic factors related to age and useful life of equipment; and the general public interest and welfare. Any variance granted by said Board shall be by resolution and shall be transmitted to the Health Officer for enforcement. Any violation of the terms of said variance shall be unlawful.

Members of the Variance Board shall be appointed by, and shall serve at the pleasure of, the Board of Supervisors. Said Board shall adopt reasonable rules and regulations for its own procedures in carrying out its functions under the provisions of this article.

Three (3) members shall constitute a quorum and at least three (3) affirmative votes shall be required in support of any action.

The Health Officer, or his appointed representative, shall be a nonvoting ex officio member of the Variance Board, and shall act as Secretary of the Board.

Meetings of the Noise Variance Board shall be held at the call of the Secretary and at such times and locations as said Board shall determine. All such meetings shall be open to the public.

Traveling and other expenses incurred by each Board member in the performance of his official duties shall be reimbursed at a rate determined by resolution of the Board of Supervisors. (Ord. No. 2700, § 1, 9-19-73; Ord. No. 2715, § 1, 11-13-73; Ord. No. 2870, § 1, 10-1-75)

Sec. 4-6-14. Appeals.

Within fifteen (15) days following the decision of the Variance Board on an application the applicant, the Health Officer, or any member of the Board of Supervisors, may appeal the decision to the Board of Supervisors by filing a notice of appeal with the Secretary of the Variance Board. In the case of an appeal by the applicant for a variance the notice of appeal shall be accompanied by a fee to be computed by the Secretary on the basis of the estimated cost of preparing the materials required to be forwarded to the Board of Supervisors as discussed hereafter. If the actual cost of such preparation differs from the estimated cost appropriate payments shall be made either to or by the secretary.

Within fifteen (15) days following receipt of a notice of appeal and the appeal fee the Secretary of the Variance Board shall forward to the Board of Supervisors copies of the application for variance; the recommendation of the

Health Officer; the notice of appeal; all evidence concerning said application received by the Variance Board and its decision thereon. In addition any person may file with the Board of Supervisors written arguments supporting or attacking said decision and the Board may in its discretion hear oral arguments thereon. The Clerk of the Board shall mail to the applicant a notice of the date set for hearing of the appeal. The notice shall be mailed at least ten (10) days prior to the hearing date.

Within sixty (60) days following its receipt of the notice of appeal the Board of Supervisors shall either affirm, modify or reverse the decision of the Variance Board. Such decision shall be based upon the Board's evaluation of the matters submitted to the Board in light of the powers conferred on the Variance Board and the factors to be considered, both as enumerated in sections 4-6-12 and 4-6-13.

As part of its decision the Board may direct the Variance Board to conduct further proceedings on said application. Failure of the Board of Supervisors to affirm, modify or reverse the decision of the Variance Board within said sixty-day period shall constitute an affirmance of the decision. (Ord. No. 2715, § 1, 11-13-73)

Sec. 4-6-15. Violations; misdemeanors.

Any person violating any of the provisions of this article shall be deemed guilty of a misdemeanor. Each day such violation is committed or permitted to continue shall constitute a separate offense and shall be punishable as such. The provisions of this article shall not be construed as permitting conduct not prescribed herein and shall not affect the enforceability of any other applicable provisions of law. (Ord. No. 2700, § 1, 9-19-73; Ord. No. 2715, § 1, 11-13-73)

Sec. 4-6-16. Delay in implementation.

None of the provisions of this article shall apply to a fixed noise source during the period commencing October 19, 1973, and terminating ninety (90) days thereafter. (Ord. No. 2700, § 1, 9-19-73; Ord. No. 2715, § 2, 11-13-73)

VII NOISE ELEMENT

A. The City of LaPalma is affected primarily by traffic noise. The City is not subjected to concentrated aircraft over-flights from any nearby airports. The flight patterns from the Fullerton Airport do not affect the City of La Palma.

Due to the conversion of the Los Alamitos Naval Air Station this year to an Army Helicopter Base, it is possible that there may be some additional helicopter activity over the City of La Palma in the future. It is also possible that inter-city flights of helicopters flying over La Palma may increase in future years. Any expansion of the existing Fullerton Airport or other existing airports, in either nearby Los Angeles County or Western Orange County, could result in a noticeable increase in overflights.

B. Noise contours were not developed for this Element in view of the fact that the City is practically "built-out" within the residentially designated areas and the industrial - commercial areas are not significantly impacted by traffic noise. The development of noise contours would be after the fact. A hospital and four schools are situated adjacent to arterial highways. However, these facilities are adequately set back from the street and structurally sound attenuated so that the noise levels inside these buildings are at an acceptable level.

C. The Route 91 Freeway traverses the City for 3000 feet. Except for 600 feet of frontage along this freeway, all properties are designated for industrial, commercial and park uses. These uses are considered to be compatible with noise impacts from traffic. Noise level measurements were taken at various points along the freeway. It was observed that a constant noise level, during peak travel, along the freeway ranged from 65 to 70 dba.

VII NOISE ELEMENT (Cont.)

The 600 foot of frontage along the freeway at the Orangethorpe Avenue on-ramp now has high density residential usages. Because of the noise factor involved with the freeway activity, it perhaps would be adviseable for the State Division of Highways to place trees and shrubs in such a manner along the south side of said freeway and on-ramp as to reduce the noise level as much as possible in those apartment units presently immediately adjacent to the freeway.

D. The arterial highways traversing most of the City of La Palma are considered to be in suburban residential areas. Studies performed by the County of Orange indicate that the residual noise level (background all-encompassing noise, excluding transient noises of brief duration) within a suburban residential area is generally 45 dba at night and 55 dba during the day. These noise levels are generally accepted by people without undue complaints.

Although Noise admittedly does emanate in one degree or another from the freeway traversing the City, it is also true that the freeway acts as a sound barrier preventing undesirable industrial noises in the La Palma Industrial Tract from disturbing the residential areas immediately to the south.

VIII OPEN SPACE ELEMENT

I INTRODUCTION

This Open Space Plan is the final phase of a series of documents dealing with the Open Space Element of the City of La Palma General Plan. The Plan has been developed in accord with State Law and City Council policy.

II OPEN SPACE AS DEFINED FOR LA PALMA

1. The City of La Palma does not have "agricultural land", "natural resource land", "scenic land", "watershed or ground water recharge land" or "wildlife habitat" as defined by the California State Legislature.
2. The City of La Palma does have areas which are designated for recreational use and these areas also qualify as open space lands based on the following definition of "open space" for La Palma.
3. Open space land in La Palma is defined as any parcel of land which is essentially unimproved and devoted to recreational use and open to the public for such uses, with or without, charge.

III CHARACTERISTICS OF LA PALMA

1. The land area of the City of La Palma is approximately 1.75 square miles, or 1120 acres. The City is presently 85 percent developed. The property which is undeveloped is predominantly industrial and commercial.
2. The City of La Palma presently has 46 acres of land which is essentially unimproved within the right-of-way of Moody Creek Channel and the Southern California Edison Company Easement. It is doubtful the channel right-of-way could be utilized in such a manner as to be defined as open space since it is not open to the public and, due to forced assumption of unwanted liability by the Flood Control District, it is not reasonable to assume this area will ever be open for public use. The 25 acres of the Edison Company Right-of-way will be developed into a functional open space and recreational area, as indicated in Part IV of this Report.
3. The five developed school sites within La Palma cover an area of 93 acres. Of this 93 acres, approximately 60 percent is open space, or 56 acres. The two undeveloped school sites cover an area of 33 acres. Twenty-eight acres of this undeveloped

school property may be developed Low Density Residential. The remaining five and one-half acres are scheduled to become a central park site.

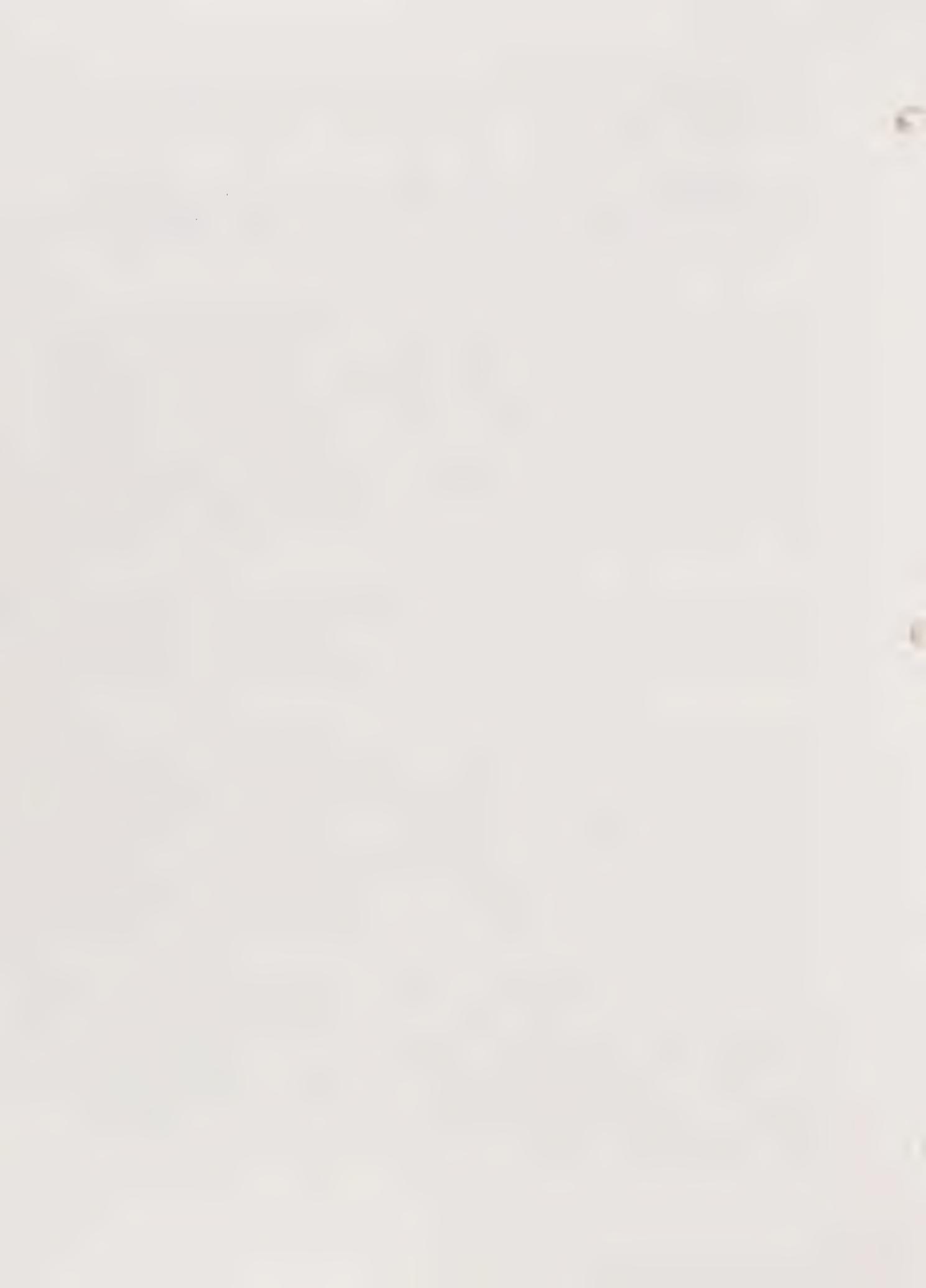
4. The portion of the City which remains undeveloped is composed of the following proposed land uses: Approximately 25 acres of Office-Professional and Commercial, 63 acres Industrial, 60 acres Residential.

5. The undeveloped Commercial and Industrial lands are essential to maintain an economic base for the City. The importance of retaining the remaining 63 acres of undeveloped industrial property for the development of clean, modern, aesthetic industries becomes apparent when one realizes that La Palma could conceivably receive \$50,000, or more, annually in property taxes following the development of said acreage. It is conceivable that as much as \$15,000, or much more, could be realized annually in sales tax from development of this area. The exact amount depending upon the precise nature of the industrial business.

Preliminary planning presently being done for possible commercial usage on the remaining \pm 33 undeveloped commercially zoned acres within the City indicates a possible annual City property tax income of \$17,000, or more, and a possible annual sales tax revenue of \$30,000, or more.

However, it should be noted that the industries which are now building within the City and which are anticipated to be built in the future will unquestionably leave a sizeable percentage of commercial "open space" in the way of beautifully landscaped grounds and landscaped parking lots. The continuing policy of the City of La Palma Development Committee and Council is to require of all industrial developers a substantial parking area interspersed with attractive landscaping and a reasonable amount of landscaping around the industrial buildings themselves.

The City has also attempted to have baseball diamonds, and other similar recreational type facilities, developed in the Industrial Park area by either the industries or private organizations. Although there are definite difficulties in accomplishing this, the City will continue to pursue this means of better use of portions of the Industrial Park which could be utilized by either employees, Little League or other recreation oriented organizations and clubs.



6. The remaining 60 acres of undeveloped residential property may contain some open space areas. Any such open areas will qualify as open space lands as defined by the State Legislature, even if these open areas would be privately maintained. However, it is more likely that any small, open space areas in new tracts to be developed would be either mini parks (such as at the end of a cul-de-sac) or landscaped, divider strips between arterial streets and local tract streets, which would be publicly maintained after development by the subdivider.

7. The City of La Palma has grown from a population of 600 to the present 13,000+ in the last decade, or more than a twenty-fold increase. This rapid growth resulted in the conversion of agricultural land to urban development.

The property which is not presently developed will be within a few years. Since all development within La Palma has taken place during the last ten years, all existing development is in excellent condition; therefore, urban renewal projects and the associated land recycling are not in the foreseeable future.

IV ACTION PROGRAM

A. STATUS OF SCHOOL SITES

- a) Two undeveloped school sites exist in the City, an 18 acre site owned by Anaheim Union High School District and a 15.5 acre parcel owned by the Centralia School District.
- b) A 5.5 acre parcel of the Centralia School District property is proposed for development of a Central Park. City of La Palma officials and Centralia School District officials are in the process of negotiations for purchase of said 5.5 acres. The Edison Right-of-way, adjacent to the 5.5 acre Centralia District property, will be developed as one complete park. At present, projected development and construction dates cannot be determined until negotiation of land purchase is finalized. Funds to develop the 5.5 acres and adjacent Right-of-way will come from Developer's fees, Federal Revenue Sharing, County Federal Revenue Sharing, County Grants and possibly a Bond Issue. As of June, 1973, it is anticipated that approximately

4.

\$400,000 will be available and expended during the 1973-74 Fiscal Year for the above outlined park land acquisition and development. An additional \$600,000 could be required to ultimately complete the total Open Space and Park Development Program, including eventually a Community Building. As of this date, it is believed that City, Federal and County Funds may be sufficient to complete the total program but, if not, then a small Bond Issue may be required.

c) Three school districts presently have school sites (developed) within the City.

- 1) Centralia Elementary District has two schools: Miller and Los Coyotes Elementary Schools.
- 2) Cypress Elementary District has one elementary school: Luther School.
3. Anaheim Union High School District has two schools: Walker Jr. High and Kennedy High School.

The three elementary schools and Kennedy High School are utilized by the La Palma Parks and Recreation Department for year around, after school, evening and summer recreation programs.

Elementary school facilities are limited to primarily open space green areas, with several softball backstops and asphalt game court areas available at each school.

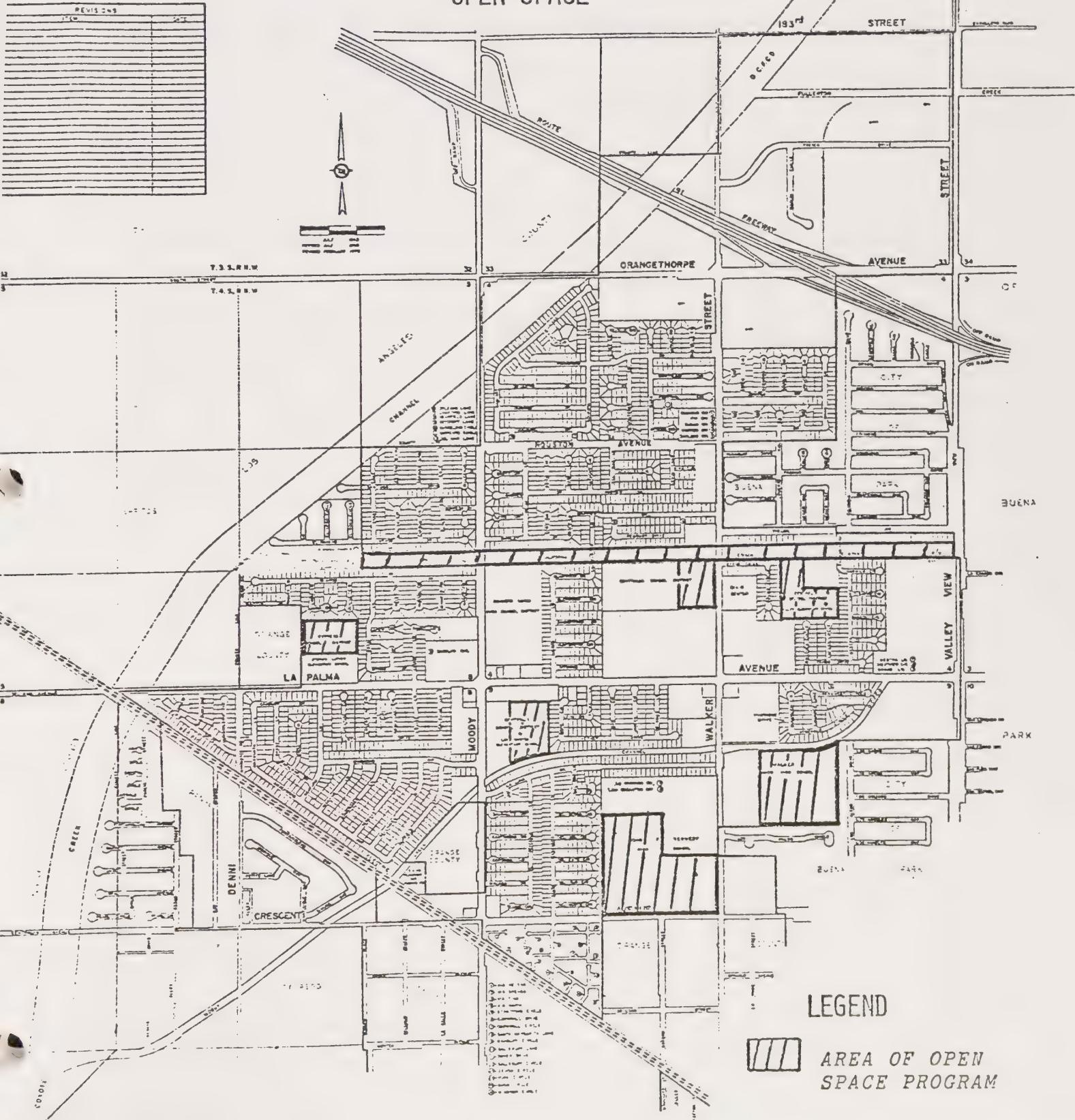
Kennedy High School is well equipped with adequate indoor and outdoor facilities for recreational use, when not being used by the School for their own sports and recreational activities.

B. PARK & RECREATION DEPARTMENT'S LAND ACQUISITION DEVELOPMENT PROJECTIONS

Other land uses will include lease agreements with the Southern California Edison Company to develop existing Right-of-way. Approximately 10 acres of this Right-of-way is in the firm planning stages for development in 1974. This is the Right-of-way from Valley View to Walker Street. It is estimated that \$100,000 to \$120,000 will be required for said development, \$47,400 of which has been pledged by the County of Orange and the remaining amount to come from City Developers' Fees.

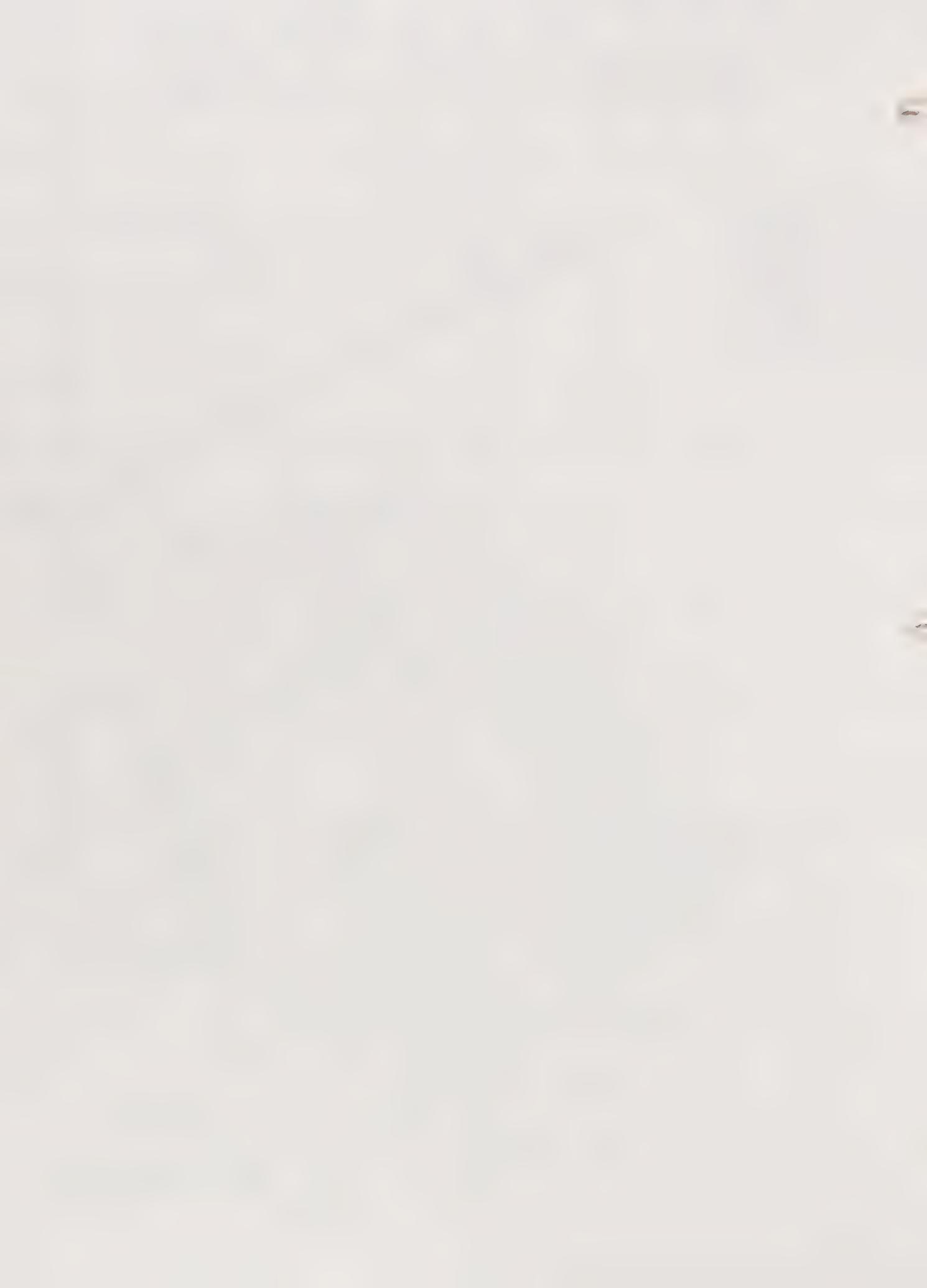
CITY OF LA PALMA ORANGE COUNTY, CALIFORNIA

CONCEPT PLAN FOR OPEN SPACE



LEGEND

 AREA OF OPEN
SPACE PROGRAM



The remaining areas of Edison Right-of-way will be developed as funds are available, hopefully, all Right-of-way property can be fully developed by 1980.

C. QUIMBY ACT AND DEVELOPER'S CONTRIBUTION FOR PARKS

Approximately two years ago the City Council saw fit to use the Quimby Act as a means to generate funds for future Park development in the City.

Since that time all Developers have paid a designated fee per acre, the fee being determined by the zoning of that particular property being developed. The fees are: LDR, \$1500 per acre; OP, C2, C1, \$2,000 per acre; and MDR, HDR, \$2,500 per acre.

Under existing La Palma Ordinances, the City Council also has the power to require dedication of park areas by Developers in lieu of park fees. However, due to the fact that the City Council is intent upon establishment and carrying out of its program of public park development as indicated elsewhere in this Element, the primary emphasis of the City will probably continue to be in the requiring of park fees instead of park land dedication.

IX HOUSING ELEMENT

JUNE 1973

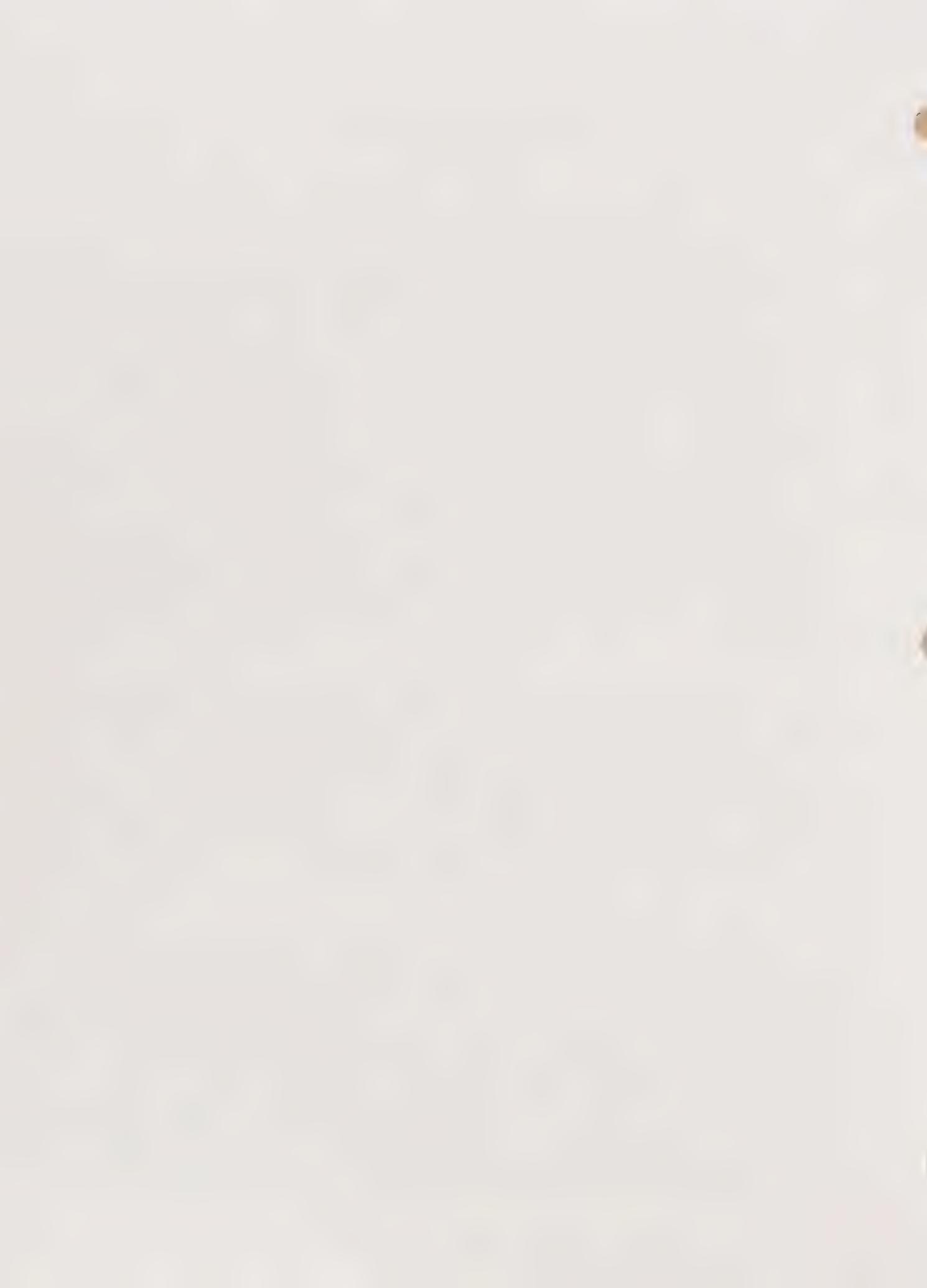
A. POPULATION CHARACTERISTICS OF THE CITY OF LA PALMA

The approximate 13,000 present population of the City of La Palma has a relatively average cultural and ethnic group distribution for the Southern California area. The City is made up predominantly of evenly distributed male and female Caucasians, with just a sprinkling of several other races. There is a broad distribution of persons of differing ethnic and cultural background. The religious background of the population is also diverse. No one minority group is predominant. No single group dominates the cultural or social economic patterns of the Community at the present time. However, as far back as 1956 to 1965 it could be said that the predominant group living in the City at that time (population approximately 500 to 600) was Dutch with a fairly sizeable Portuguese population. These people were of an agricultural background and have since almost completely moved from the area as the City went through a "boom" period of residential development.

The City contains predominantly Middle Income to Upper Middle Income families with an unusually large percentage of professionally oriented persons. Engineers connected with the Aerospace Industry definitely dominate as far as the professional groups are concerned. The average income would probably be close to \$15,000 per year. The City is largely one of young married couples between the ages of 25 to 35 with an insignificant number of retired persons.

B. GENERAL PLAN GOALS

The City of La Palma's Master Planned, Single Family and Multiple Unit Residentially Zoned acreage is almost entirely built up with above average priced single family dwellings. Only 37 acres have been developed, or are likely to develop, in multiple units. However, these multiple units when fully occupied will contain approximately 1700 inhabitants. The multiple units provide housing for the average to above average income brackets. All of the multiple units are in the high density category and range from 23 units to 35 units per acre. These units provide housing for modest income couples, families and



IX HOUSING ELEMENT (Cont.)

single persons, as well as housing for the above average income bracket.

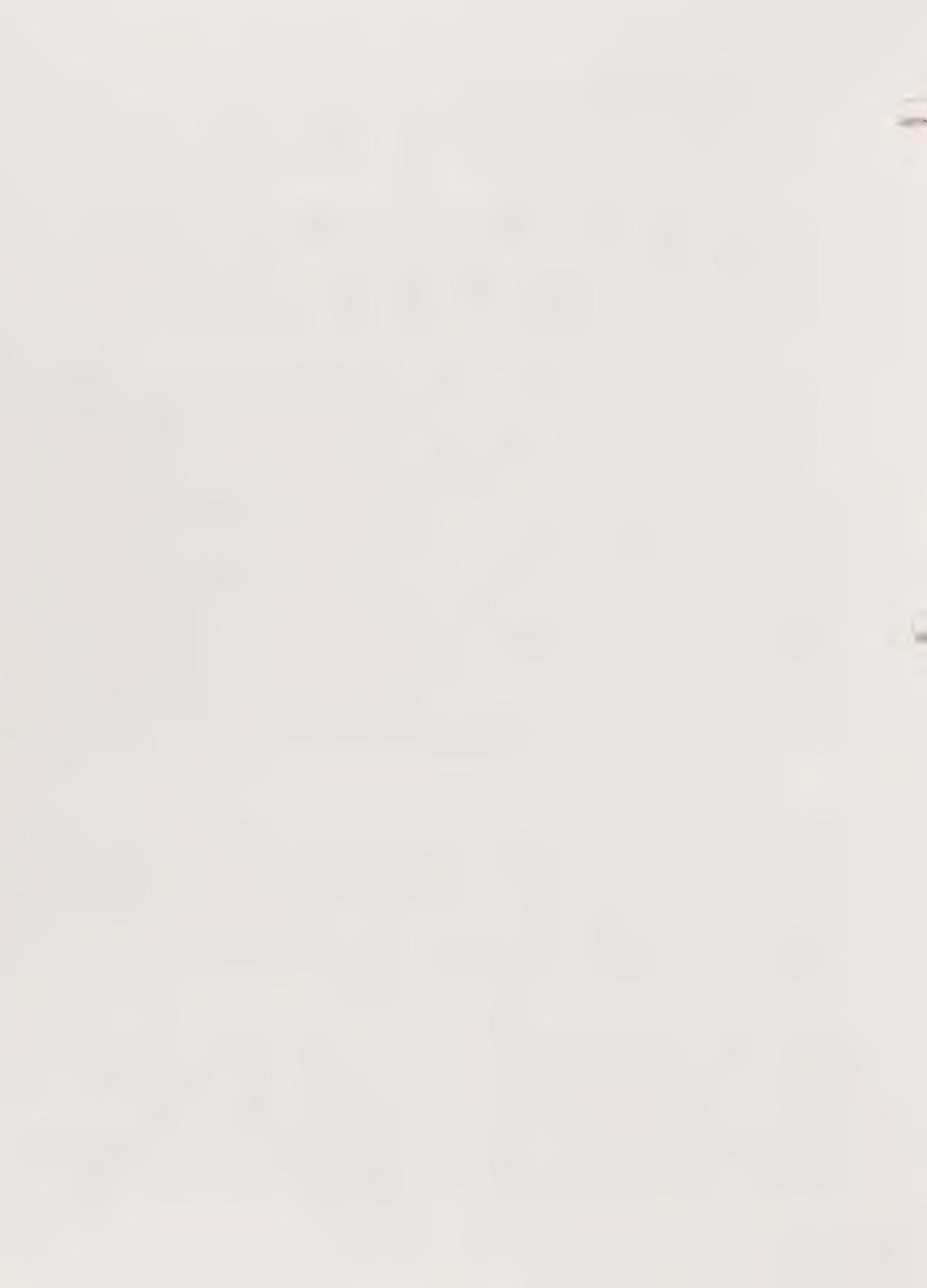
As of this date, there are approximately 61 total acres zoned for Low Density Residential use which will probably be developed within the next 12 to 18 months. The densities for these tracts would be approximately six units per acre and, with the exception of a few vacant lots, will totally complete the residential development of the City.

Thirty-five thousand dollar (\$35,000) per acre land valuations on the remaining undeveloped residentially zoned property in the City prohibit the development of low-cost housing that would be compatible, or even remotely compatible, with existing development. It is also the desire of the people of the City to preserve the integrity of their previously approved General Plan, officially adopted in February, 1965. The entire City of La Palma has been developed in almost exact accordance with the aforementioned General Plan. It has been the belief of all planning consultants retained by the City of La Palma since 1964 that the very professional La Palma General Plan should be carried out to the ultimate development of the entire City, including the last few remaining acres. From the foregoing explanation it can be seen that the housing development plan for the City of La Palma makes adequate provision for the housing needs of all economic segments of the community.

C. HOUSING PROBLEMS

The City of La Palma is a very new, small (1.7 square mile) city in a transitional phase between agricultural use and urban development. At the present point in the transition, the City is approaching the completion of its development which will probably take place in all zones within approximately two years. Presently, the City's industrial, commercial and office and professional zones are rapidly developing.

La Palma is in the center of a vast residential area, being completely surrounded by the cities of Buena Park, Lakewood, Hawaiian Gardens, Artesia, Cerritos, Cypress, Los Alamitos, Stanton, Anaheim and La Mirada. By general observation, a large percentage of the housing for many miles surrounding the City of La Palma is of a low cost, or medium low cost nature, and primarily satisfies the need for housing of those in the lower



IX HOUSING ELEMENT (Cont.)

income brackets. For this reason, it is believed to be good planning for the City of La Palma to fulfill the need for the somewhat higher quality residential uses.

The City is primarily a "bedroom" city for the much larger industrially oriented cities in Los Angeles County, and to the northeast of La Palma in Orange County. Exceedingly few of its residents actually work within the City, probably less than 4 percent.

D. POSSIBLE OBSTACLES TO THE ATTAINMENT OF THE OBJECTIVES OF THE HOUSING ELEMENT

There are no known or anticipated obstacles of an economic, political or physical nature to the ultimate attainment of the objectives of the City of La Palma Housing Element, which is in accord with the existing General Plan and Land Use Plan of the City. Economic factors within the vast reaches of western Orange County and the southeasterly reaches of Los Angeles County (the City being on the boundary line with Los Angeles County) would strongly indicate that the existing housing plan is the appropriate one. From a political-geographic standpoint, the City of La Palma, being in the far northwesterly corner of the vast County of Orange, would appear to fall perfectly into place as part of the overall "larger picture".

From a strictly physical and geographic standpoint, with a railroad track on the south, a large park and two major schools at the southeast corner, a major freeway cutting across the northerly top of the City, it would appear that this would be an almost perfect location for an above average residential community.

E. POSSIBLE REQUIREMENTS FOR HOUSING PROGRAM TO ELIMINATE PROBLEMS

Due to the fact that the residential areas of the City are 98 percent brand-new, having been constructed within the past approximate nine (9) years, and since there are no "blighted" areas within the City, therefore, there is no need for any special housing or redevelopment program to eradicate problems. No problem actually exists and none can be anticipated in the foreseeable future. All existing housing is of a good quality and will be most durable.

Since the vast majority of the density lies in the approximate six units per acre category, there are no over-populated or over-dense areas. Since even the multiple unit areas comprising



IX HOUSING ELEMENT (Cont.)

only 37 acres extend up to only approximately 35 units per acre maximum, there is definitely no density problem even in the higher density or multiple unit zones. There are also only three parcels in the entire City limits which are in the true sense of the word multiple unit zoned. The only exception to this would be two condominiums which comprise only approximately 22 acres in the far south end of the City. Density of the condominiums averages approximately 11 units per acre.

F. IMPLEMENTATION METHODS WHICH WILL ASSIST THE CITY IN REACHING HOUSING OBJECTIVES

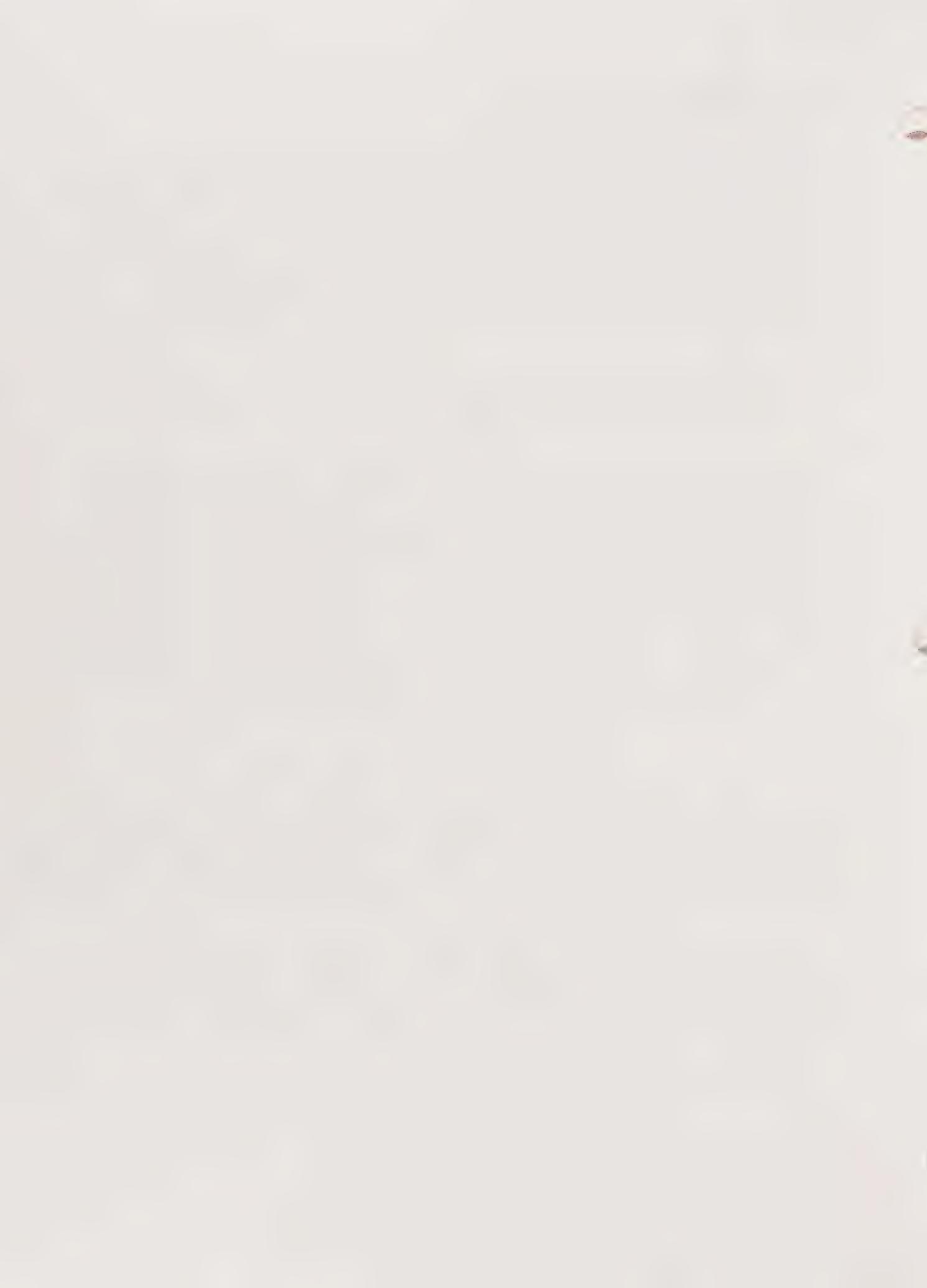
No special methods of implementation will be required in order for the City to reach its ultimate housing objectives indicated in this Element. Inasmuch as most of the last remaining acreage is presently being purchased and planned for development by major residential developers, the normal, free enterprise form of development will obviously complete the City's General Plan. All such development will take place within a very short period of time, possibly as little as two years, in accordance with existing land use zoning and in accordance with the Uniform Building Codes which have previously been adopted and are in use by the City.

G. REVISION AND UPDATING OF THE HOUSING ELEMENT

In the event that at any future date the direction of the General Plan as presently approved should be in any way modified, then the Housing Element portion of this Plan will also be modified accordingly; however, it is anticipated that no revisions should be necessary at any time in the foreseeable future.

The City should exercise constant care in future years to make certain that the present high calibre of construction is maintained as to any additions, alterations and the general maintenance of both private and public properties.

Adopted June 4, 1973 by the La Palma City Council.



X RECREATION ELEMENT

A. The recreation element for the City of La Palma is in correlation with the open space element. Nearly all of the open space within the City will be utilized for recreational use. There are no beaches or natural reservations within the City of La Palma. As indicated in the open space element, the 5 developed school sites and 2 proposed school sites and 25 acres of Edison Company Right-of-way will be the primary recreation areas within the City.

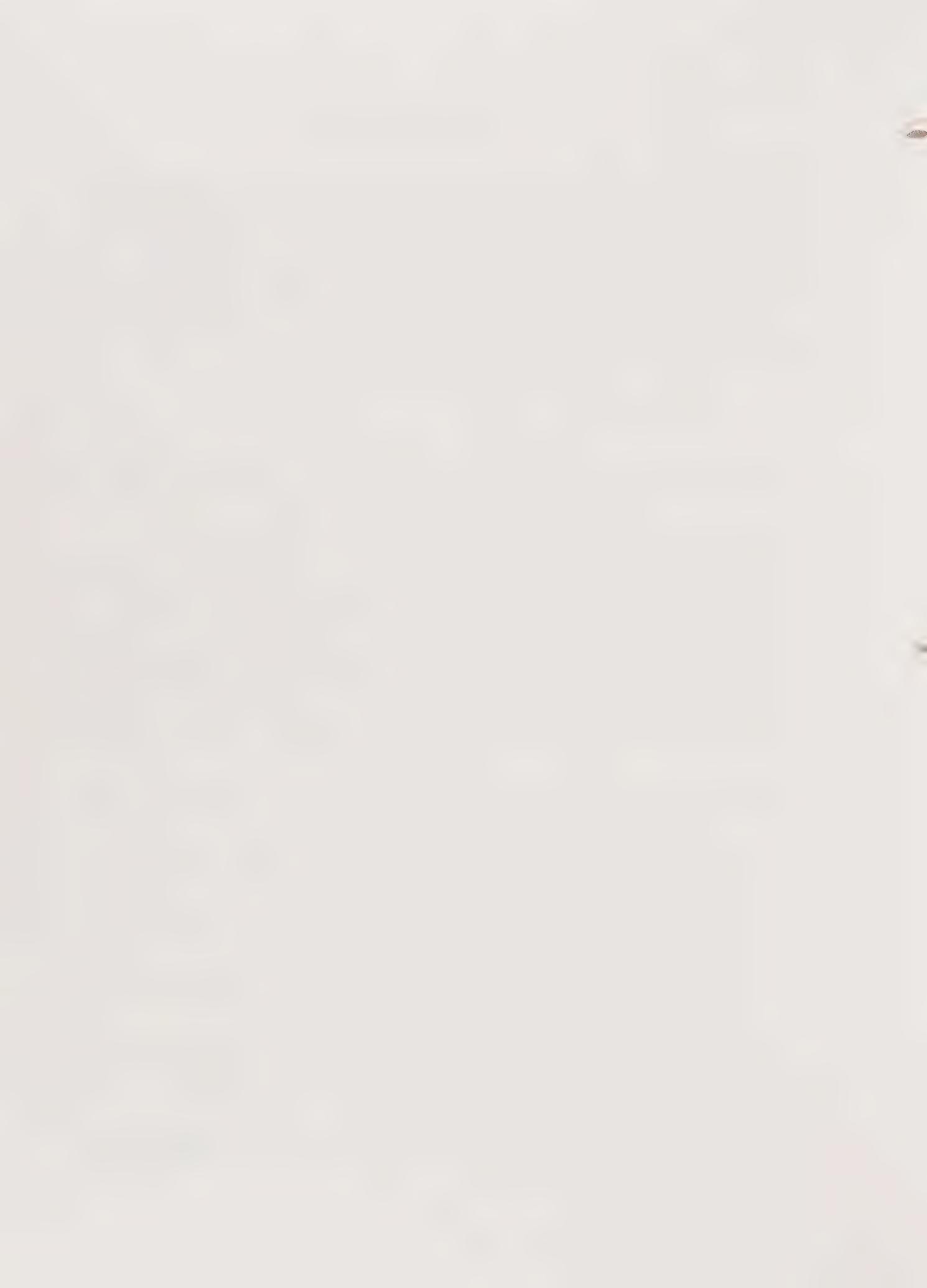
The La Palma Parks and Recreation Department supervises year around recreation programs within the City.

B. STATUS OF SCHOOL SITES

- a. Two undeveloped school sites exist in the City, an 18 acre site owned by Anaheim Union High School District and a 15.5 acre parcel owned by the Centralia School District.
- b. A 5.5 acre parcel of the Centralia School District property has been proposed for development of a Central Park. City of La Palma officials and Centralia School District officials are in the process of negotiations for purchase of said 5.5 acres. The Edison Right-of-way, adjacent to the 5.5 acre Centralia District property, will be developed as one complete park. At present, projected development and construction dates cannot be determined until the negotiation for the land purchase is finalized. Funds to develop the 5.5 acres and adjacent Right-of-way will come from Developer's fees and Federal Revenue Sharing.
- c. Three school districts presently have school sites (developed) within the City.
 1. Centralia Elementary District has two schools: Miller and Los Coyotes Elementary Schools.
 2. Cypress Elementary District has one elementary school: Luther School.
 3. Anaheim Union High School District has two schools: Walker Jr. High and Kennedy High School.

The three elementary schools and Kennedy High School are utilized by the La Palma Parks and Recreation Department for year around, after school, evening and summer recreation programs.

Elementary school facilities are limited to primarily open space green areas, with several softball backstops and asphalt game court areas available at each school.



Kennedy High School is well equipped with adequate indoor and outdoor facilities for recreational use, when not being used by the School for their own sports and recreational activities.

C. PARK & RECREATION DEPARTMENT'S LAND ACQUISITION DEVELOPMENT PROJECTIONS

Other land uses will include lease agreements with the Southern California Edison Company to develop existing Right-of-way. Approximately 10 acres of this Right-of-way is in the firm planning stages for development in 1974. This is the Right-of-way from Valley View to Walker Street.

The remaining areas of Edison Right-of-way will be developed as funds are available, hopefully, all Right-of-way property can be fully developed by 1980.

D. QUIMBY ACT AND DEVELOPER'S CONTRIBUTION FOR PARKS

The City is utilizing the Quimby Act as a means to generate funds for future Park development in the City.

All Developers have been paying a designated fee per acre for the past 2 years. The fee is determined by the zoning of that particular property being developed. The fees are: LDR, \$1,500 per acre; C-1½ \$2,000 per acre; and HDR, \$2,500 per acre.

XI SCENIC HIGHWAY ELEMENT

There are no streets or highways within the City of La Palma which either now or in the future could possibly be classified as coming under the definition of Scenic Highway.

RESOLUTION NO. 82-115

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA PALMA AMENDING RESOLUTION NO. 82-80 TO CORRECT THE LEGAL DESCRIPTION OF CERTAIN PROPERTY WHICH WAS THE SUBJECT OF THE GENERAL PLAN AMENDMENT APPROVED BY RESOLUTION NO. 82-80.

WHEREAS, the City Council of the City of La Palma adopted an amendment to the City's General Plan by Resolution No. 82-80; and

WHEREAS, the City Council has determined that a technical error was contained in the exhibits to Resolution No. 82-80 with respect to the legal description of certain property, for which the General Plan designation was changed by Resolution No. 82-80.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LA PALMA DOES HEREBY RESOLVE AS FOLLOWS:

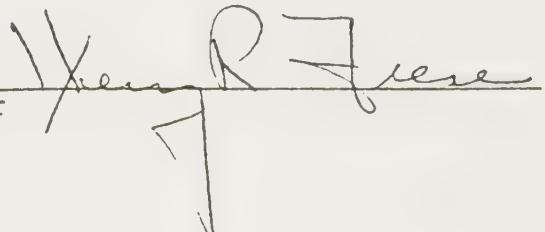
SECTION 1. Exhibit "B" referenced in Section 4 of Resolution No. 82-80 is hereby corrected to read as set forth in Exhibit "B" attached hereto

SECTION 2. Exhibit "C" referenced in Section 5 of Resolution No. 82-80 is hereby corrected to read as set forth in Exhibit "C" attached hereto.

SECTION 3. Exhibit "D" referenced in Section 6 of Resolution No. 82-80 is hereby corrected to read as set forth in Exhibit "D" attached hereto.

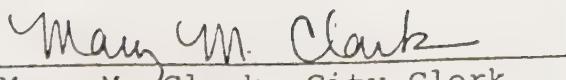
SECTION 4. Exhibit "E" referenced in Section 7 of Resolution No. 82-80 is hereby corrected to read as set forth in Exhibit "E" attached hereto.

APPROVED AND ADOPTED by the City Council of the City of La Palma at a regular meeting held on the 7th day of December, 1982.



Mayor W. R. Reese

ATTEST:



Mary M. Clark, City Clerk

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS.
CITY OF LA PALMA)

I, MARY M. CLARK, City Clerk of the City of La Palma, California, DO HEREBY CERTIFY that the foregoing Resolution was adopted by the City Council of said City at a regular meeting of said City Council held on the 7th day of December, 1982, and that it was so adopted by called vote as follows:

AYES: Byrne, Collins, Frese, Seidel, Tipton

NOES: None

ABSENT: None

Mary M. Clark
City Clerk

LEGAL DESCRIPTION

General Plan Change 82-1
For Zone Change No. Z-47 Changing the Zone From R-1
(Low Density Residential) to
R-3 (Multiple Residential District)

The land referred to herein is situated in the State of California,
County of Orange, City of La Palma.

That portion of the Southwest quarter of Section 4, Township 4 South,
Range 11 West, in the Rancho Los Coyotes, as shown on a Map Recorded
in Book 51 Page 11 of Miscellaneous Maps, in the Office of the County
Recorder of said County, described as follows:

Beginning at the Southeast corner of the Southwest quarter of
Section 4, Township 4 South, Range 11 West, which is the inter-
section of La Palma Avenue and Walker Street, thence N 0° 50' 34" W
1320.08 feet which is the East line of the Southwest quarter of
Section 4, Township 4 South, Range 11 West and the centerline of
Walker Street, thence S 89° 45' 05" W 654.36 feet, along the North
line of the Southeast quarter of Southwest quarter of Section 4,
Township 4 South, Range 11 West to the true point of beginning;
thence S 0° 35' 15" E 404.70 feet; thence S 89° 43' 38" W 539.73
feet; thence N 0° 49' 02" W 404.89 feet; thence N 89° 45' 05" E
541.15 feet to the true point of beginning.

EXHIBIT "B"

Revised 12-2-82

LEGAL DESCRIPTION

General Plan Change 82-1 and Zone Change Z-47

Changing the Zone from R-1 (Low Density Residential)
To a Park Site

The land referred to herein is situated in the State of California,
County of Orange, City of La Palma.

That portion of the Southwest quarter of Section 4, Township 4
South, Range 11 West, in the Rancho Los Coyotes, as shown on a
Map Recorded in Book 51 Page 11 of Miscellaneous Maps, in the
Office of the County Recorder of said County, described as follows:

Beginning at the Southeast corner of the Southwest quarter of
Section 4, Township 4 South, Range 11 West, which is the inter-
section of La Palma Avenue and Walker Street, thence N 0° 50' 34" W
1320.08 feet which is the East line of the Southwest quarter of
Section 4, Township 4 South, Range 11 West and the centerline of
Walker Street, thence S 89° 45' 05" W 654.36 feet, along North
line of the Southeast quarter of Southwest quarter of Section 4,
Township 4 South, Range 11 West to the true point of beginning;
thence S 0° 35' 15" E 527.70 feet; thence N 89° 43' 38" E 203.43
feet; thence N 0° 50' 34" W 527.63 feet; thence S 89° 45' 05" W
201.08 feet to the true point of beginning.

EXHIBIT "C"

Revised 12-2-82

REVISED: 12-2-82

SOUTHERN CALIFORNIA EDISON COMPANY RIGHT-OF-WAY
EL RANCHO VERDE PARKWAY

TRACT NO. 6069

GLENWOOD
CIRCLE

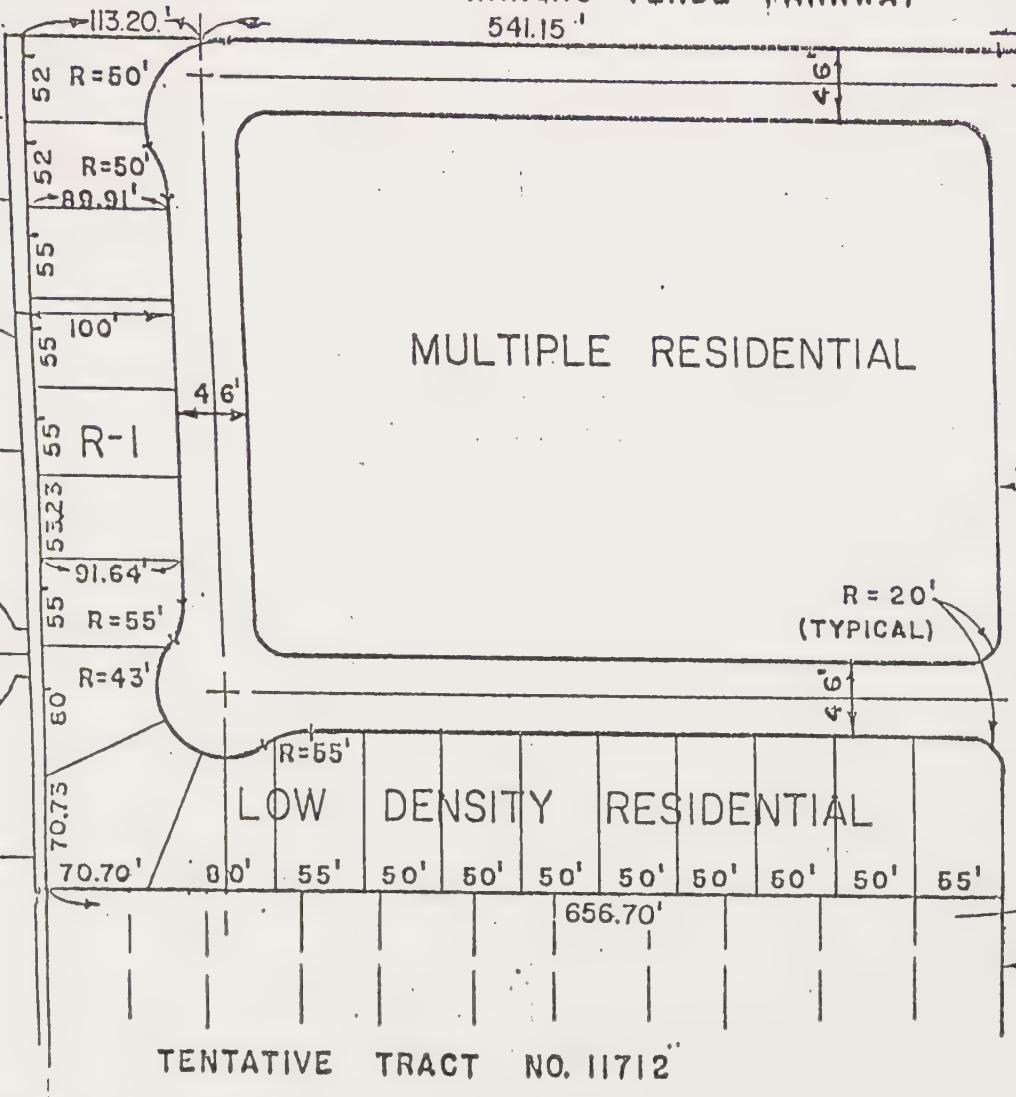


EXHIBIT C

TRUE POINT OF BEGINNING

654.36'

S 89°45'05"W-201.08'

R=50'

R=50'

GENERAL PLAN
CHANGE-82-1
ZONE CHANGE-

Z-47

R-I-LOW DENSITY
RESIDENTIAL TO
PARK SITE

S 035'15"E

N 0°50'34"W - 527.63'

N 89°43'38"E-203.43'

LA PALMA INTER-COMMUNITY
HOSPITAL (PARKING)

CENTRAL PARK

SCALE: 1"=100'

PEPPER
TREE
PLAZA

TO SE Corner SW 1/4 of SECTION 4, T4S, R11W - 1320.08'

STREET NO 5 1/4 W

CENTERLINE

WALKER

LEGAL DESCRIPTION

For the Area that is to Remain R-1
(Low Density Residential)

The land referred to herein is situated in the State of California, County of Orange, City of La Palma.

The portion of the Southwest quarter of Section 4, Township 4 South, Range 11 West, in the Rancho Los Coyotes, as shown on a Map Recorded in Book 51 Page 11 of Miscellaneous Maps, in the Office of the County Recorder of said County, described as follows:

Beginning at the Southeast corner of the Southwest quarter of Section 4, Township 4 South, Range 11 West, which is the intersection of La Palma Avenue and Walker Street, thence N 0° 50' 34" W 1320.08 feet which is the East line of the Southwest quarter of Section 4, Township 4 South, Range 11 West and the centerline of Walker Street, thence S 89° 45' 05" W 1195.51 feet, along North line of the Southeast quarter of Southwest quarter of Section 4, Township 4 South, Range 11 West to the true point of beginning; thence S 0° 49' 02" E 404.89 feet; thence N 89° 43' 38" E 539.73 feet; thence S 0° 35' 15" E 123.00 feet; thence S 89° 43' 38" W 656.70 feet; thence N 0° 19' 55" W 527.97 feet; thence N 89° 45' 05" E 113.20 feet to the true point of beginning.

EXHIBIT "D"

Revised 12-2-82

REVISED 12-2-82

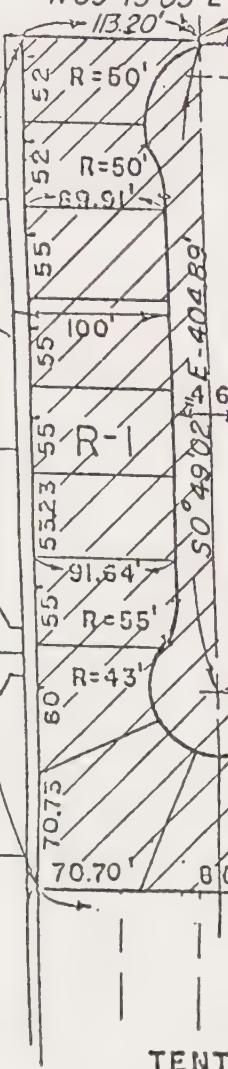
SOUTHERN CALIFORNIA EDISON COMPANY RIGHT-OF-WAY

N 89° 45' 05" E
TRUE POINT OF BEGINNING, 1925
EL RANCHO VERDE PARKWAY

S 89° 45' 05" W

TRACT NO. 6069

GLENWOOD
IRCLE



GENERAL PLAN CHANGE-82-1
ZONE CHANGE-Z-47

TENTATIVE TRACT NO. 11712

EL RANCHO VERDE PARKWAY
1925

R = 20'
(TYPICAL)

LOW DENSITY RESIDENTIAL

N 89° 43' 38" E - 539.73'

S 89° 43' 38" W - 656.70'

PARK
SITE

CENTRAL PARK

SCALE: 1" = 100'

PEPPER
TREE
PLAZA

EXHIBIT D

TO SE corner SW 1/4 of 4^o SECTION 4, T 4 S, R 11 W - 1320.08' $3^{\circ} 50' 34''$ W

CENTERLINE WALKER STREET

LEGAL DESCRIPTION

General Plan Change 82-1

O-P (Office and Professions District) to
R-1 (Low Density Residential District)

The land referred to herein is situated in the State of California, County of Orange, City of La Palma.

That portion of the Southwest quarter of Section 4, Township 4 South, Range 11 West, in the Rancho Los Coyotes, as shown on a Map Recorded in Book 51 Page 11 of Miscellaneous Maps, in the Office of the County Recorder of said County, described as follows:

Beginning at the Southeast corner of the Southwest quarter of Section 4, Township 4 South, Range 11 West, which is the intersection of La Palma Avenue and Walker Street, thence S 89° 42' 11" W 660.24 feet to the true point of beginning; thence N 0° 35' 15" W 495.33 feet; thence S 89° 43' 38" W 264.06 feet; thence S 0° 35' 15" E 495.43 feet; thence N 89° 42' 11" E 264.06 feet to the true point of beginning.

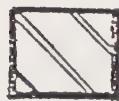
EXHIBIT "E"

Revised 12-2-82

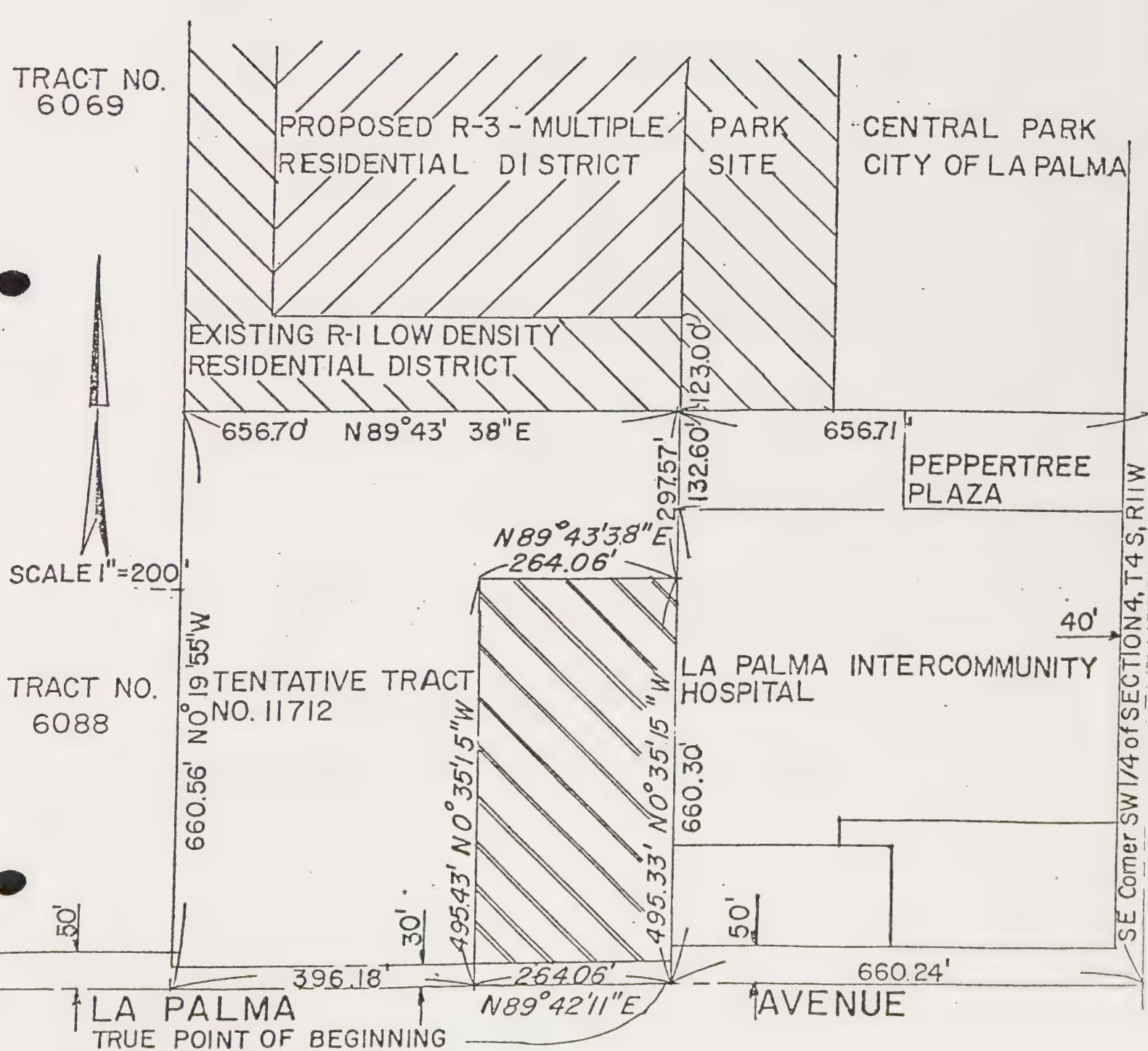


EXHIBIT E

GENERAL PLAN CHANGE - 82-1



AREA OF GENERAL PLAN CHANGE



RESOLUTION NO. 82-80

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA PALMA AMENDING THE GENERAL PLAN OF THE CITY OF LA PALMA TO ESTABLISH A NEW GENERAL PLAN DESIGNATION, MULTIPLE USE BUSINESS DISTRICT (B-1), TO INCREASE THE DENSITY OF CERTAIN RESIDENTIAL AREAS TO UP TO 14 UNITS PER GROSS ACRE UNDER CERTAIN CIRCUMSTANCES, TO AMEND THE GENERAL PLAN DESIGNATION OF CERTAIN PROPERTIES WITHIN THE CITY.

WHEREAS, the City Council of the City of La Palma has conducted a duly noticed public hearing on September 7, 1982, with respect to the proposed General Plan Amendment; and

WHEREAS, evidence and testimony was received from the affected property owners, the City staff and other interested individuals; and

WHEREAS, the City of La Palma has determined that the proposed General Plan Amendment will not have a significant effect on the environment and has prepared a Negative Declaration in conjunction with this project.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LA PALMA DOES HEREBY RESOLVE AS FOLLOWS:

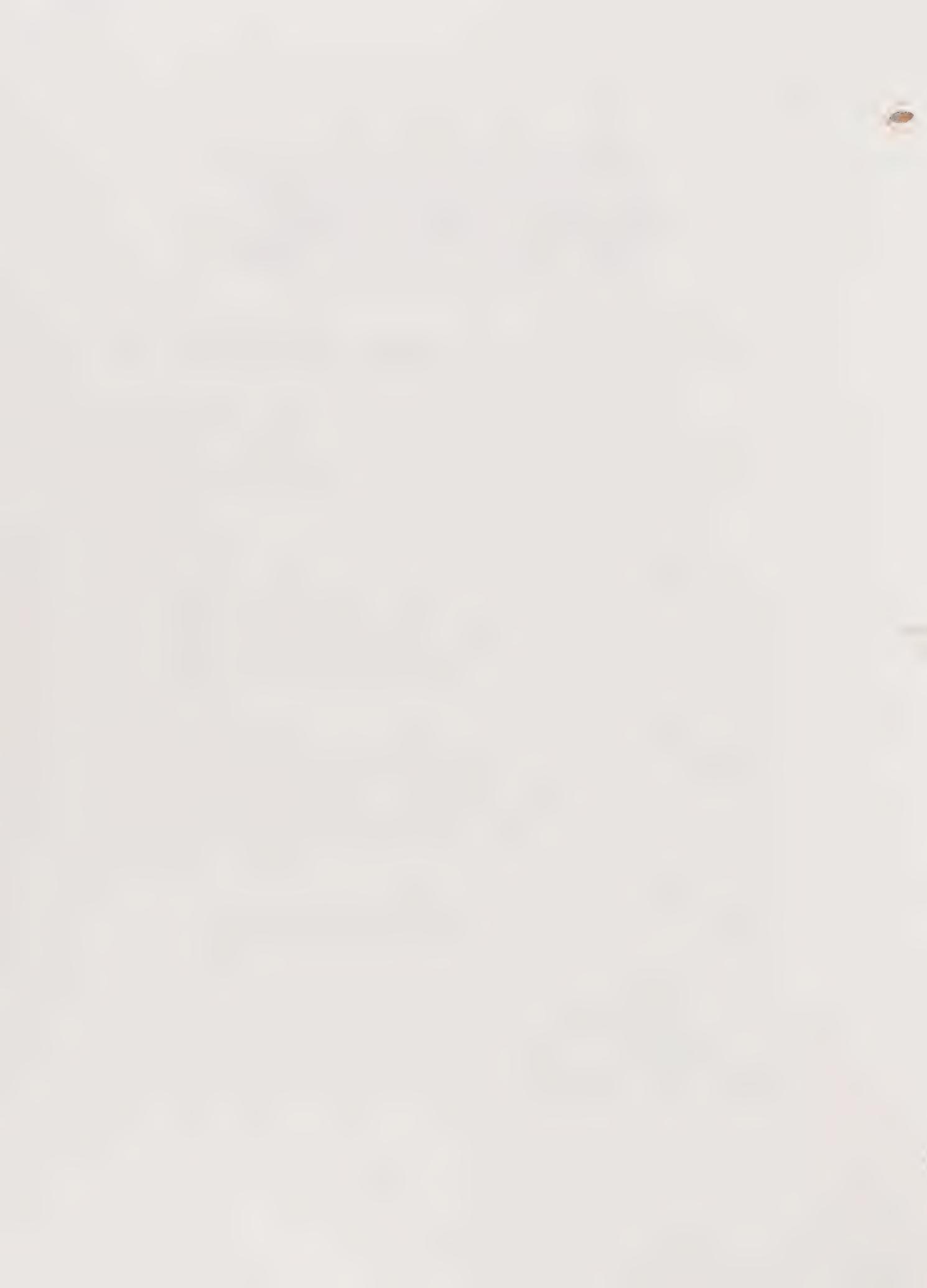
SECTION 1. The Land Use Element of the City of La Palma General Plan is hereby amended to add a new land use category to be designated the Multiple Use Business District (B-1). Uses permitted within the B-1 district shall include hotels, professional offices, general commercial uses, including department stores and general retail uses typically associated with shopping centers and other multiple use developments, such as the South Coast Plaza development in Costa Mesa and the Fashion Island development in Newport Beach.

SECTION 2. The Land Use Element of the City of La Palma General Plan is hereby amended to provide that residential developments within the high density residential classification may be developed for other than apartments up to a density not to exceed 14 units per gross acre provided the City Council is satisfied that certain other benefits to the City, such as the provision of additional public open space or recreational amenities will be obtained for the City of La Palma in conjunction with such development.

SECTION 3. The General Plan designation for the real property described in Exhibit "A" attached hereto which is located generally north of Orangethorpe Avenue and west of Valley View Street is hereby designated Multiple Use Business District (B-1).

SECTION 4. The General Plan designation for the real property described in Exhibit "B" attached hereto is hereby designated as High Density Residential.

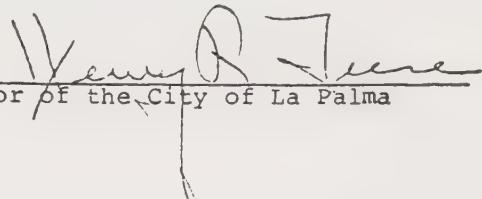
SECTION 5. The General Plan designation for the real property described in Exhibit "C" attached hereto is hereby designated as a Park Site.



SECTION 6. The General Plan designation for the property described in Exhibit "D" attached hereto is hereby designated as Low Density Residential.

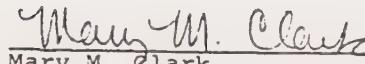
SECTION 7. The General Plan designation for the property described in Exhibit "E" attached hereto is hereby changed to Low Density Residential.

APPROVED AND ADOPTED by the City Council of the City of La Palma at a regular meeting held on the 7th day of September, 1982.



Henry R. Ture
Mayor of the City of La Palma

ATTEST:



Mary M. Clark
City Clerk

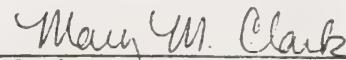
STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS.
CITY OF LA PALMA)

I, MARY M. CLARK, City Clerk of the City of La Palma, California, DO HEREBY CERTIFY that the foregoing Resolution was adopted by the City Council of said City at a regular meeting of said City Council held on the 7th day of September, 1982, and that it was so adopted by called vote as follows:

AYES: Byrne, Collins, Frese, Seidel, Tipton

NOES: None

ABSENT: None



Mary M. Clark
City Clerk

Legal Description

The following is a boundary description of real property being a portion of the Southeast quarter of Section 33, Township 3 South, Range 11 West, San Bernardino Base and Meridian.

Beginning at the Southeast corner of Section 33, as shown on Parcel Map recorded in Book 31, Page 28, Orange County records; thence N 89° 54' 30" W, 30.00 feet to the true point of beginning; thence S 0° 02' 30" W, 40.00 feet; thence N 89° 54' 30" W, 880.90 feet; thence N 0° 02' 30" E, 100.00 feet; thence N 89° 54' 30" W, 179.21 feet; thence N 84° 42' 47" W, 122.63 feet; thence N 68° 09' 16" W, 199.39 feet; thence N 69° 51' 13" W, 45.80 feet; thence N 0° 10' 52" E, 1,261.17 feet; thence S 89° 49' 08" E, 1,407.29 feet; thence S 0° 02' 30" W, 1,419.63 feet to the true point of beginning.

EXHIBIT -A-

GENERAL PLAN CHANGE-82-1

ZONE CHANGE- Z-46 M-1-General Manufacturing Listrict to B-I-Mixed Use

Business District
FRESCA DRIVE

S 89° 49' 08" E — 1,407.29'

ZONE BOUNDARY

CITY LIMITS

SCALE : 1" = 200'

CITY OF LA PALMA

SE. COR. SEC. 33
T 3 S, R 11 W.

TRUE POINT OF BEGINNING

CL. ORANGETHORPE AVE.

N 89° 54' 30" W — 880.90'

CITY LIMITS

CITY OF BUENA PARK

EXHIBIT

A

N 0° 02' 30" E — 1,419.63'

CL. VALLEY VIEW STREET

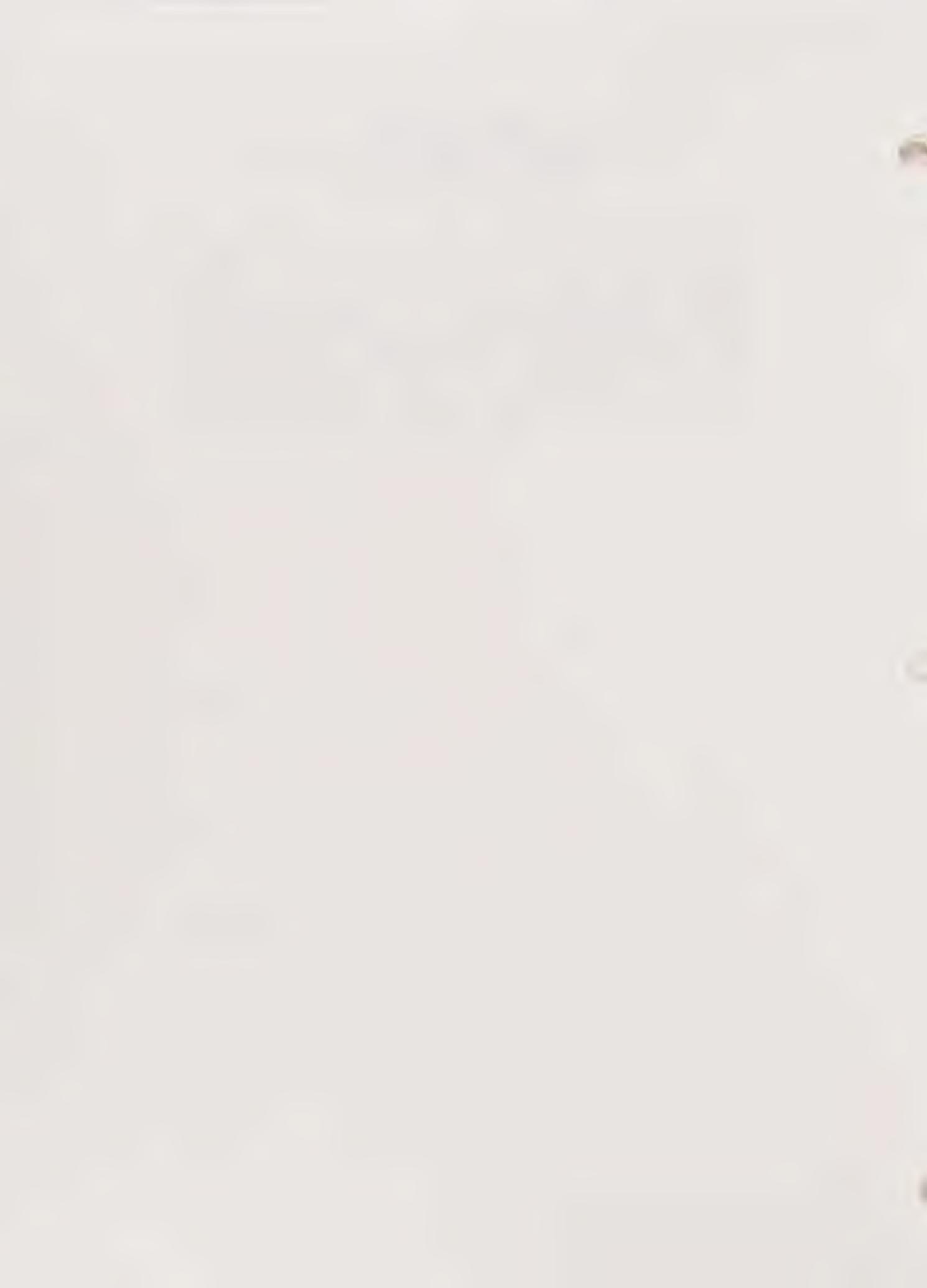
LEGAL DESCRIPTION

General Plan Change 82-1
For Zone Change No. Z-47 Changing the Zone From R-1
(Low Density Residential) to
R-3 (Multiple Residential District)

That portion of the Southeast one-quarter of Section 4, Township 4 South, Range 11 West, San Bernardino Base and Meridian described as follows:

Beginning at the Southeast corner of the Southwest quarter of Section 4, Township 4 South, Range 11 West, which is the intersection of La Palma Avenue and Walker Street, thence N 0° 50' 31" W 2662.83 feet which is the East line of the Southwest one-quarter of Section 4, Township 4 South, Range 11 West and the centerline of Walker Street, thence S 89° 44' 55" W 654.36 feet, along the Northeast line of the Southeast one-quarter of Southwest one-quarter of Section 4, Township 4 South, Range 11 West to the true point of beginning; thence S 0° 35' 22" E 404.74 feet; thence S 89° 43' 32" W 537.73 feet; thence N 0° 49' 02" W 404.89 feet; thence N 89° 44' 55" E 541.27 feet to the true point of beginning.

EXHIBIT "B"



SOUTHERN CALIFORNIA EDISON COMPANY RIGHT-OF-WAY

EL RANCHO VERDE PARKWAY

N89°44'55"E-54127'

—TRUE POINT OF BEGINNING

65436'

AB=50

Page 58

6

10

1

10

1

1

1

1

1

HOSE

11

TENTATIVE TRACT NO 11712

EXHIBIT R

PEPPER
TREE
PLAZA

PEPPER
TREE
PLAZA

TO SE Corner SW 1/4 $\frac{4}{5}$ of SECTION 4, T 4 S, R 11 W - 2662.85' -
N 50° 31' W

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LEGAL DESCRIPTION

General Plan Change 82-1 and Zone Change Z-47
Changing the Zone from R-1 (Low Density Residential)
To a Park Site

That portion of the Southeast one-quarter of Section 4, Township 4 South, Range 11 West, San Bernardino Base and Meridian described as follows:

Beginning at the Southeast corner of the Southwest one-quarter of Section 4, Township 4 South, Range 11 West, which is the intersection of La Palma Avenue and Walker Street, thence N 0° 50' 31" W 2662.83 feet which is the East line of the Southwest one-quarter of Section 4, Township 4 South, Range 11 West or the centerline of Walker Street, thence S 89° 44' 55" W 654.36 feet, along Northeast line of the Southeast one-quarter of Southwest one-quarter of Section 4, Township 4 South, Range 11 West to the true point of beginning; thence S 0° 35' 22" E, 527.74 feet; thence N 89° 43' 32" E 201.82 feet; thence N 0° 35' 22" W 527.66 feet; thence S 89° 44' 55" W 201.14 feet to the true point of beginning.

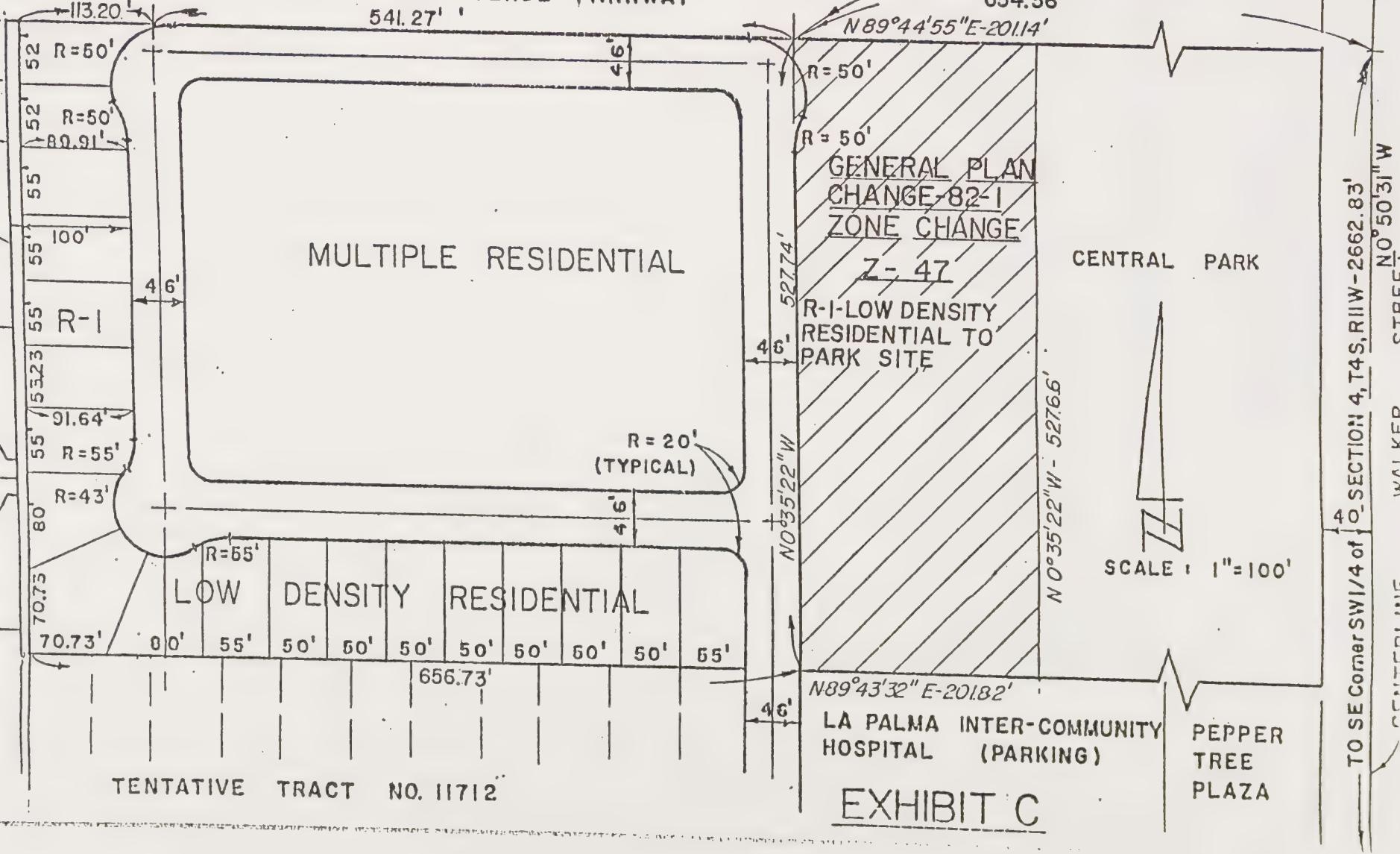
EXHIBIT "C"



TRACT NO. 369

SOUTHERN CALIFORNIA EDISON COMPANY RIGHT-OF-WAY
EL RANCHO VERDE PARKWAY

— TRUE POINT OF BEGINNING
654.36'



LEGAL DESCRIPTION

For the Area that is to Remain R-1
(Low Density Residential)

That portion of the Southeast one-quarter of Section 4, Township 4 South, Range 11 West, San Bernardino Base and Meridian described as follows:

Beginning at the Southeast corner of the Southwest one-quarter of Section 4, Township 4 South, Range 11 West, which is the intersection of La Palma Avenue and Walker Street, thence N 0° 50' 31" W 2662.83 feet which is the East line of the Southwest one-quarter of Section 4, Township 4 South, Range 11 West or the centerline of Walker Street, thence S 89° 44' 55" W 1195.63 feet, along Northeast line of the Southeast one-quarter of Southwest one-quarter of Section 4, Township 4 South, Range 11 West to the true point of beginning; thence S 0° 49' 02" W 404.89 feet; thence N 89° 43' 32" E 539.73 feet; thence S 0° 35' 22" E 123.00 feet; thence S 89° 43' 32" W 656.73 feet; thence N 0° 20' 15" W 527.96 feet; thence N 89° 44' 55" E 113.20 feet to the true point of beginning.

EXHIBIT "D"

SOUTHERN CALIFORNIA EDISON COMPANY RIGHT-OF-WAY

EL RANCHO VERDE PARKWAY
TRUE POINT OF BEGINNING
195.63'

N 89° 44' 55" E

113.20'

R = 50'

R = 50'

69.91'

100'

6'

NO 49 02 44 W-40489'

R = 1

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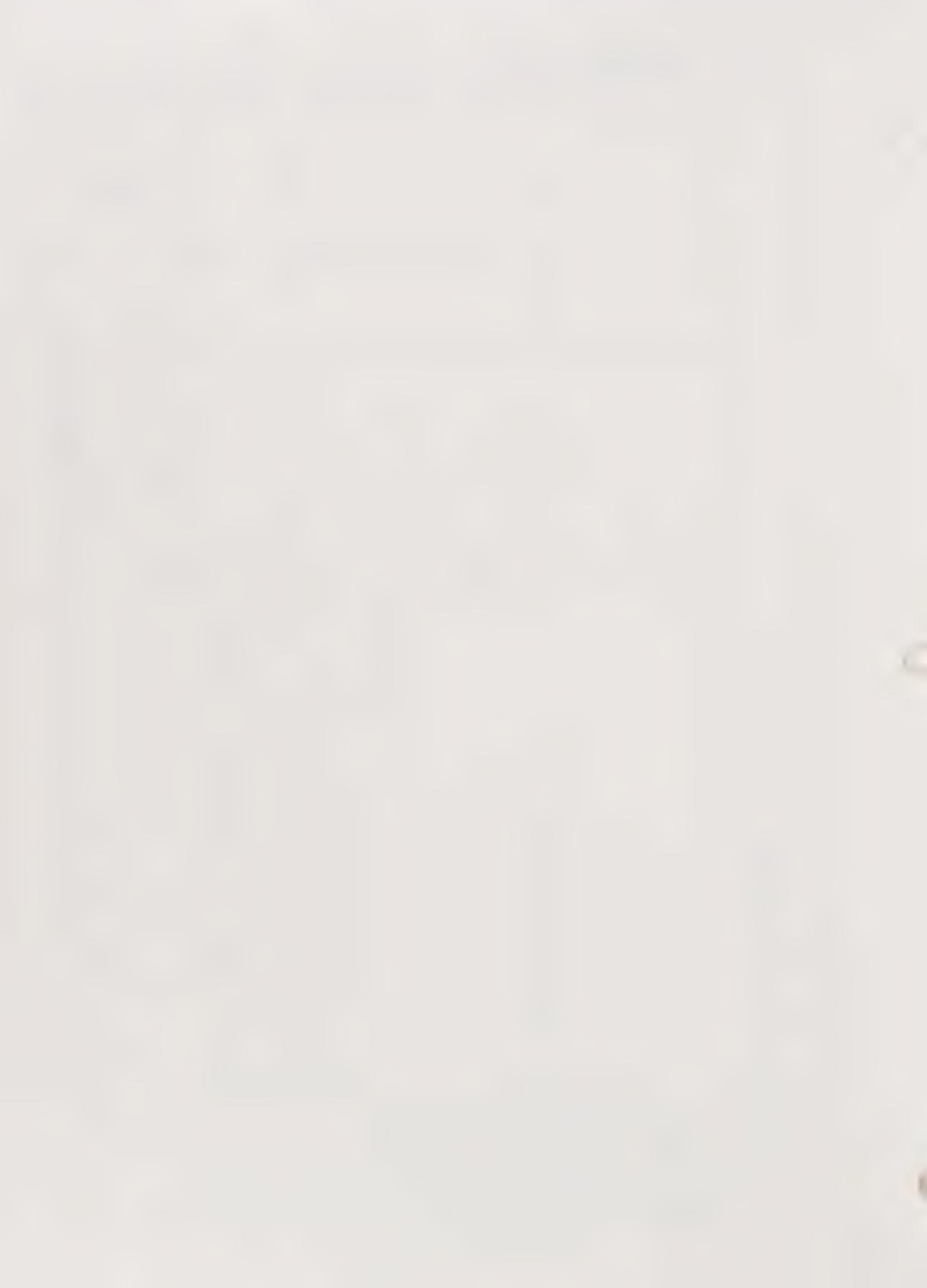
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LEGAL DESCRIPTION

General Plan Change 82-1

O-P (Office and Professions District) to
R-1 (Low Density Residential District)

That portion of the Southeast one-quarter of Section 4, Township 4 South, Range 11 West, San Bernardino Base and Meridian described as follows:

Beginning at the Southeast corner of the Southwest quarter of Section 4, Township 4 South, Range 11 West, which is the intersection of La Palma Avenue and Walker Street, thence S 89° 42' 11" W 660.23 feet to the true point of beginning; thence N 0° 35' 22" W 495.33 feet; thence S 89° 43' 32" W 264.06 feet; thence S 0° 35' 22" E 495.43 feet; thence N 89° 42' 11" E 264.06 to the true point of beginning.

EXHIBIT E

GENERAL PLAN CHANGE - 82-1



AREA OF GENERAL PLAN CHANGE

TRACT NO.
6069

PROPOSED R-3 - MULTIPLE
RESIDENTIAL DISTRICT

PARK
SITE

CENTRAL PARK
CITY OF LA PALMA

SCALE 1"=200'
TRACT NO.
6088

660.58' N $0^{\circ}20'15''$ W
TENTATIVE TRACT
NO. 11712

N $89^{\circ}43'32''$ E
264.06'

LA PALMA INTERCOMMUNITY
HOSPITAL

SE Corner SW 1/4 of SECTION 4, T4 S, R11 W

30'

495.43' N $0^{\circ}35'22''$ W

495.33' N $0^{\circ}35'22''$ W

660.33'

50'

660.23'

396.16'

N $89^{\circ}42'11''$ E

AVENUE

LA PALMA

TRUE POINT OF BEGINNING

U.C. BERKELEY LIBRARIES



C124890552

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ЗОЛДО НА РЕЗЕРВИРОВАНЫ



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